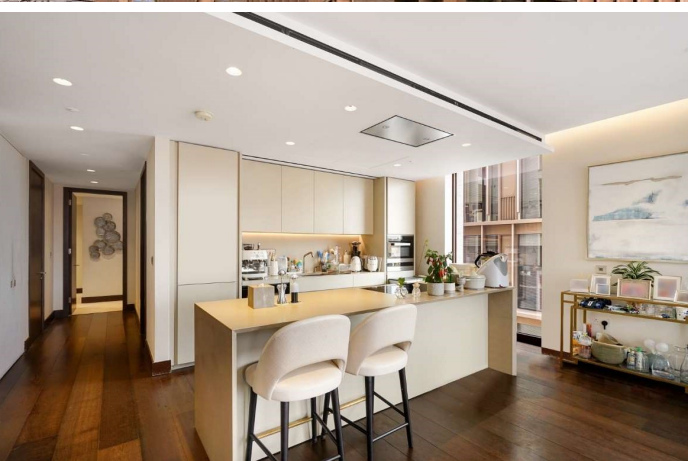




Kings Gate Walk
London, SW1E

ASKING PRICE £1,900,000

CHESTERTONS





This modern, 6th-floor apartment offers the perfect blend of luxury and convenience. Boasting a prime corner location, the property features a spacious private balcony, ideal for outdoor entertaining or simply enjoying the city views. Inside, you'll find a beautifully designed living space with meticulous attention to detail. The open-plan kitchen and reception area are adorned with solid wooden flooring and floor-to-ceiling windows that lead to the balcony. Two generously sized double bedrooms provide ample space for relaxation, with two bathrooms (1 en-suite) and underfloor heating and cooling to ensure year-round comfort. King's Gate offers a refined lifestyle, with passenger lifts, a 24/7 concierge service, and a highly sought-after location.

Nestled south of St James's Park and east of Victoria, the apartment is within easy reach of world-class amenities, fine dining, and prestigious shopping in Victoria, St James's, Belgravia and Knightsbridge. Nearby are excellent transport options, including St James's Park (Circle and District lines), Victoria Station (Victoria, Circle and District lines, mainline station and Gatwick Express).

- Prime Corner Location: Enjoy stunning city views from your private balcony.
- Modern Design: Beautifully appointed living space with meticulous attention to detail.
- Spacious Bedrooms: Two generously sized double bedrooms for comfortable living.
- Open-Plan Living: Enjoy a spacious kitchen and reception area with solid wooden flooring and floor-to-ceiling windows.
- Luxury Amenities: Benefit from two bathrooms (including an en-suite), underfloor heating and cooling, and a 24/7 concierge service.
- Convenient Location: Enjoy easy access to world-class amenities, dining, shopping, and excellent transportation options
- Allocated Underground Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)		
F (45-48)		
G (39-44)		
Not energy efficient - higher running costs		
England, Scotland & Wales	87	87
EU Directive 2002/91/EC		

Tenure: Leasehold - 999 years (less 5 days) from and including 1 September

Service Charge: £ 14,936 (Approximately)

Ground Rent: £800 (Per Annum)

Local Authority: Westminster

Council Tax Band: G

Chestertons Westminster & Pimlico Sales

105 Wilton Road

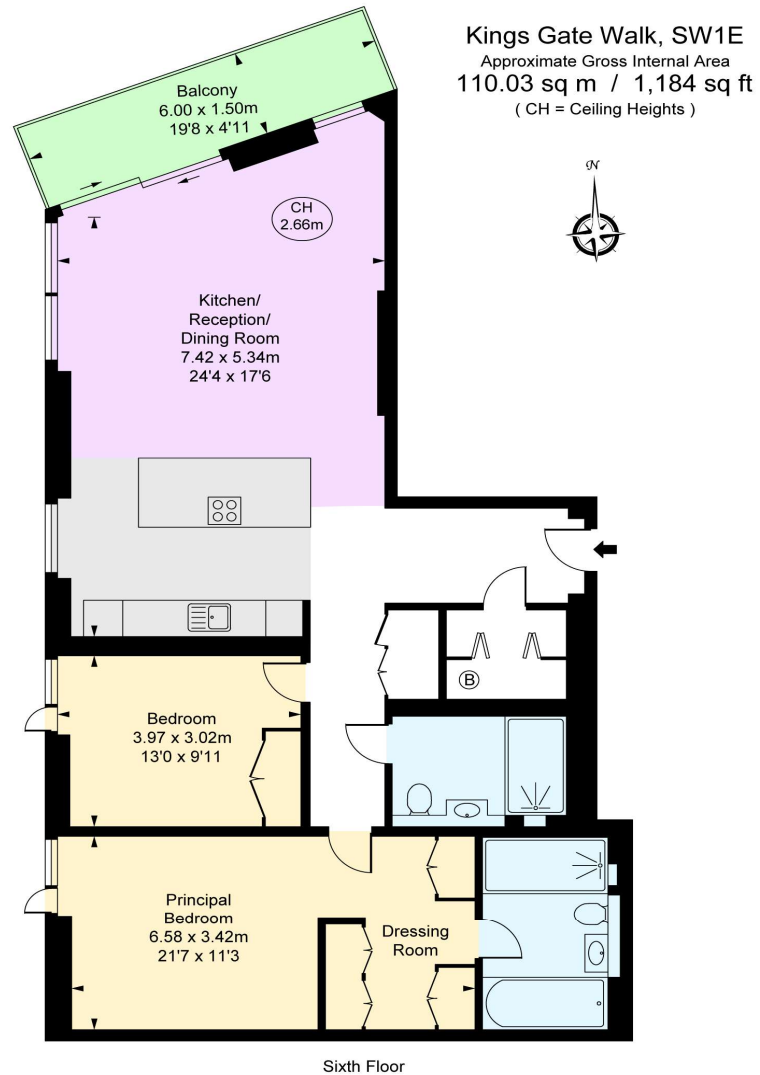
London

SW1V 1DZ

westminster@chestertons.co.uk

020 3040 8201

chestertons.co.uk



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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