



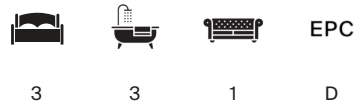
GLOUCESTER ROAD

South Kensington, SW7



GLOUCESTER ROAD SOUTH KENSINGTON, SW7

An immaculate lateral apartment with direct lift access, air conditioning and concierge, occupying the first floor of a handsome period building in a sought-after location in SW7.



Local Authority: Royal Borough of Kensington & Chelsea

Council Tax band: H

Tenure: leasehold, approximately 991 years remaining

Service Charge: £16,000 per annum, reviewed every year, next review due 2026

*Ground Rent: £720 per annum, next review unknown

Asking Price: £4,500,000



GLOUCESTER ROAD SOUTH KENSINGTON, SW7

The apartment is designed for modern living, featuring an expansive open-plan reception, kitchen, and dining area with high ceilings and abundant natural light. A separate snug offers additional versatility, ideal as a study or relaxation space.

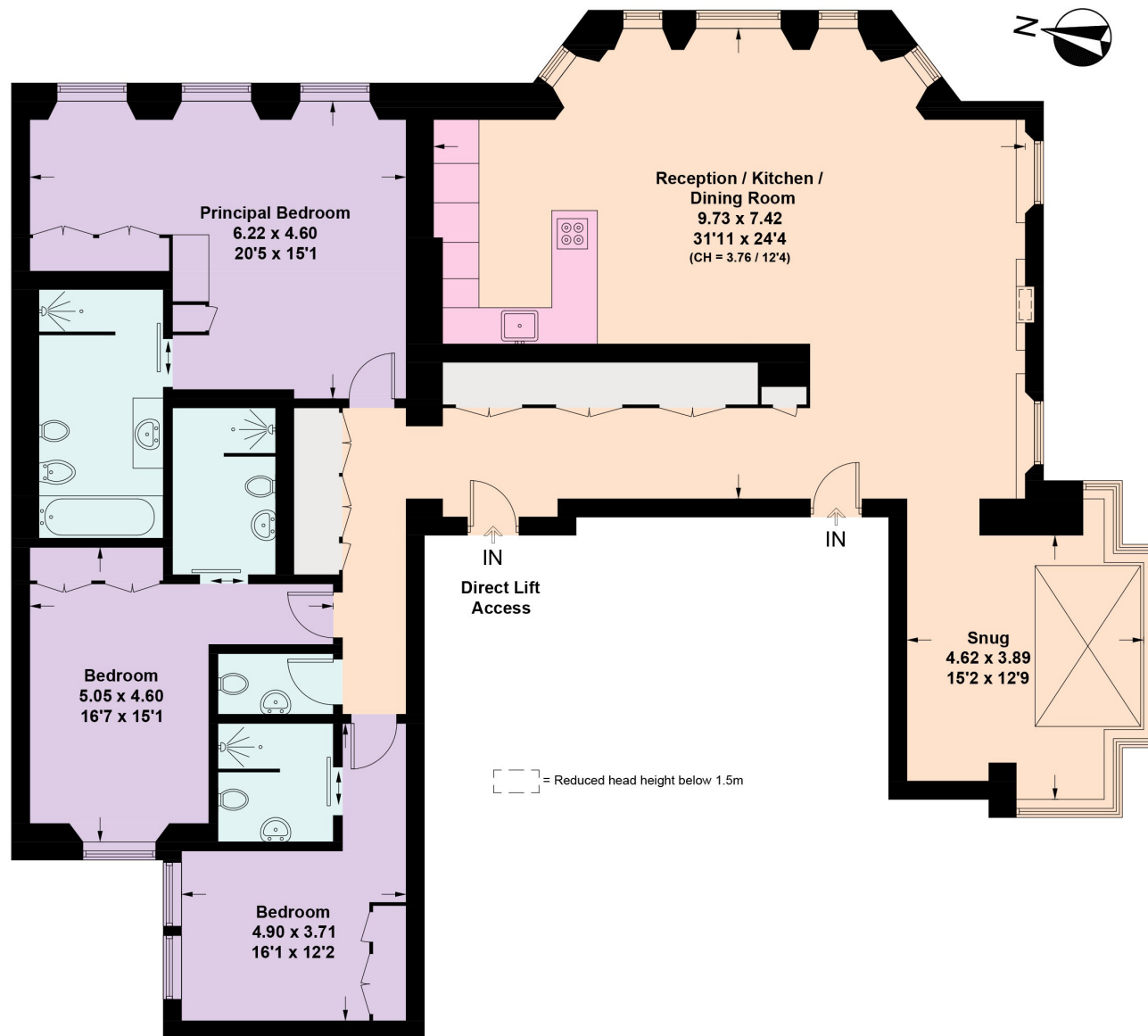
The principal bedroom is positioned at the rear, complete with generous floor-to-ceiling built-in storage and an en suite bathroom featuring both a bathtub and a walk-in shower. Two additional well-proportioned double bedrooms each benefit from ample storage and en suites. With a seamless blend of classic architecture and contemporary convenience, this impressive home offers an exceptional opportunity in one of London's most desirable areas.

Please note that we have been unable to confirm the date of the next review for the ground rent. You should ensure that you or your advisors make your own enquiries.









First Floor

Gloucester Road, SW7

Approximate Floor Area = 177.1 sq m / 1906 sq ft

Including Limited Use Area (3.0 sq m / 32 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Rebecca Jane Higgins

+44 20 7871 4115

rebecca.higgins@knightfrank.com

Knight Frank South Kensington Sales

London

SW5 0BA

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.