



Emperors Gate, South Kensington **SW7**

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# Emperors Gate, South Kensington SW7

A beautifully presented two-bedroom, two-bathroom apartment with lift access, situated on the second floor of a purpose-built block with ported block management. The property provides an efficient and stylish layout with a modern design, perfect for comfortable living in a prime location.

Upon entering, a welcoming hallway leads seamlessly into an open-plan kitchen and bay-fronted reception room. The kitchen is well-appointed, offering ample workspace and storage and a breakfast bar.



**Asking price:** £900,000

**Tenure:** Leasehold: approximately 968 years remaining

**Service charge:** approximately £5,200 per annum

**Ground rent:** •approximately £200 per annum

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** G





The principal bedroom, positioned discreetly to the rear, includes abundant built-in storage and an en suite bathroom. The second bedroom, also features substantial integrated storage. A stylish shower room is conveniently accessible from the hallway, adding to the apartment's practicality and appeal.

Emperors Gate is conveniently positioned 0.3 miles from Gloucester Road underground station (Circle, District and Picadilly lines). The amenities, bars and restaurants of both Gloucester Road and Kensington High Street are in close proximity, as are the open spaces of Kensington Gardens.

•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.•

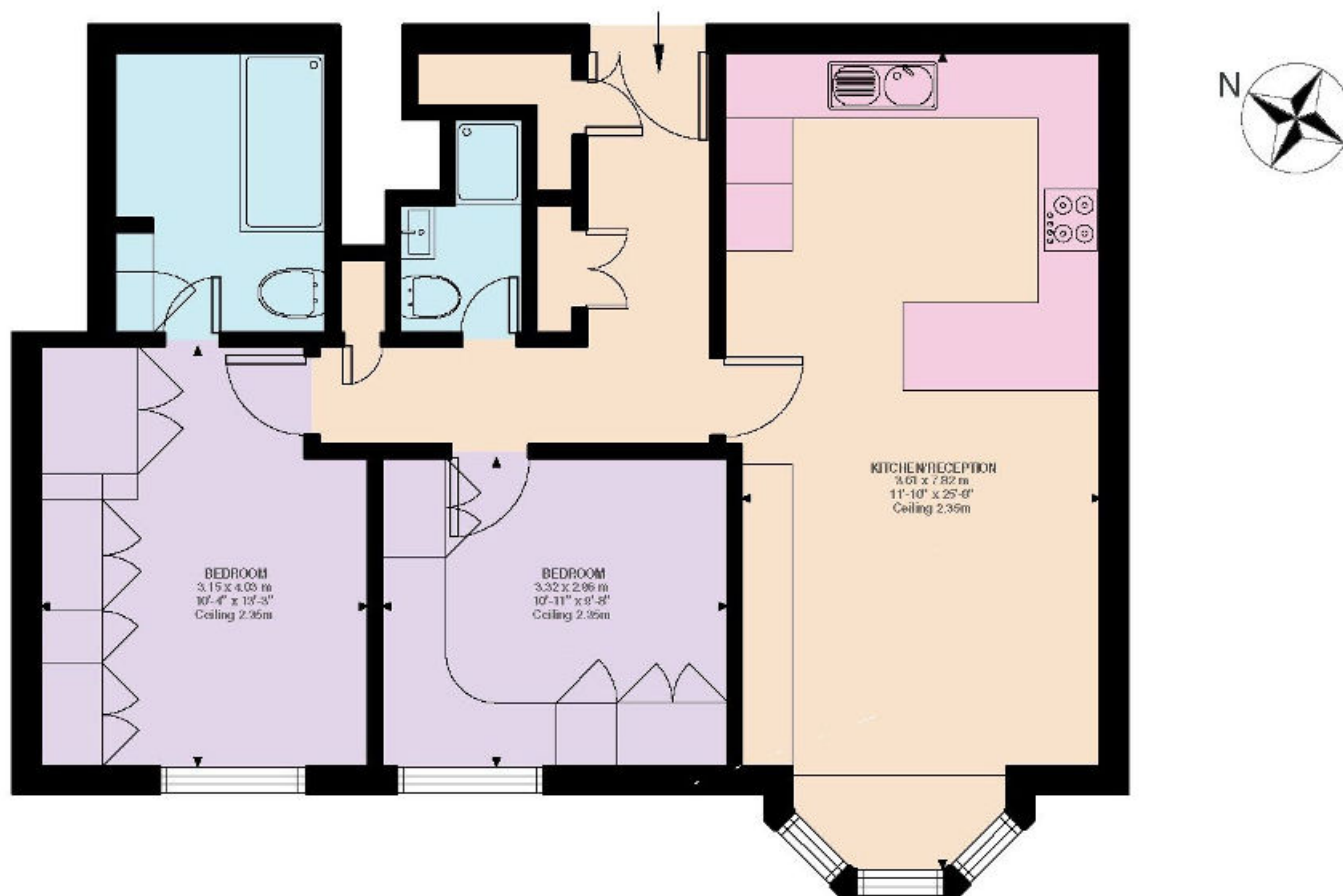




## Emperors Gate SW7

Approximate Gross Internal Floor Area  
67.16 SQ.M / 723 SQ.FT

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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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.

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