

Hyde Park Gate, London SW7



Hyde Park London SW7

Set over the raised ground and lower ground floor, and forming part of a handsome Edwardian building in a prime location just moments from Kensington Gardens and Palace. Accommodation comprises of a large drawing room with original features and separate dining room, three double bedrooms with dressing room to the principal, three bathrooms and private patio garden. Hyde Park Gate is a famous and historic street, with several prominent blue plaques.



3



3



2



EPC
D

Guide price: £2,990,000

Tenure: Leasehold: approximately 973 years remaining

Service charge: £5,265 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H









Location

Hyde Park Gate is a quiet residential street located opposite Hyde Park and Kensington Gardens. High Street Kensington underground (District and Circle lines) is a short walk away as is Gloucester Road (District, Circle and Piccadilly lines). Hyde Park Gate is close to all the shops and restaurants of both Kensington High Street and Gloucester Road.

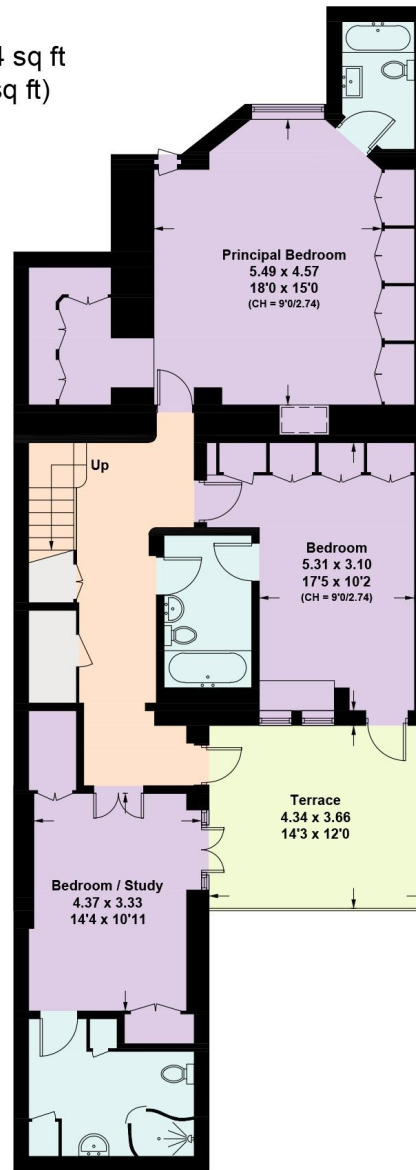




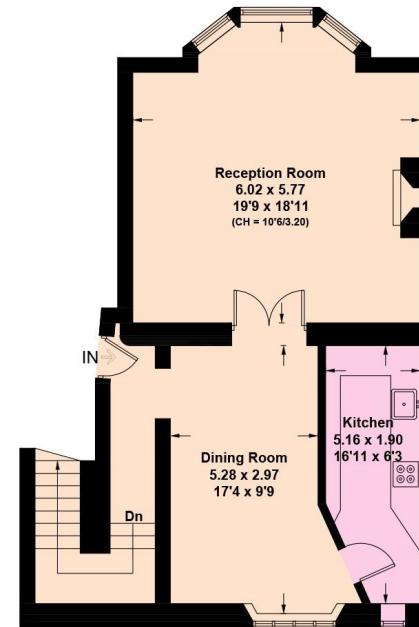
Hyde Park Gate, SW7

Approximate Floor Area = 187.1 sq m / 2014 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)

 = Reduced head height below 1.5m



Lower Ground Floor



Raised Ground Floor

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.

Knight Frank
Kensington
52-56 Kensington
Church Street
W8 4DB

Robert French
020 3892 3576
robert.french@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 August 2024. Photographs and videos dated August 2024.

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.