

EMPIRE HOUSE

North Terrace SW7



BEAUTIFULLY FINISHED LATERAL APARTMENT

Situated on the second floor with lift access, this impressive apartment extends to approximately 1,722 sq ft and offers superb volume and natural light throughout and two private balconies.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Leasehold, approximately 114 years remaining

Ground rent: £500 per annum

Service charge: £28,000 per annum, next review 2026

Guide Price: £3,500,000







The elegant reception and dining area features Versailles floor panels and flows through to a partly open-plan kitchen, subtly divided by a feature wall with openings on either side. The kitchen is by Boffi, fitted with Miele appliances, bespoke cabinetry, and stone worktops, creating a refined and contemporary feel. Herringbone wood flooring runs throughout the kitchen and bedrooms, unifying the space with timeless sophistication.

There are two private balconies accessed from the main living area, providing attractive outside space. The principal bedroom suite is generously proportioned with extensive storage and a luxurious en suite, complemented by two further double bedrooms and two additional bathrooms, all finished to an exceptional standard.







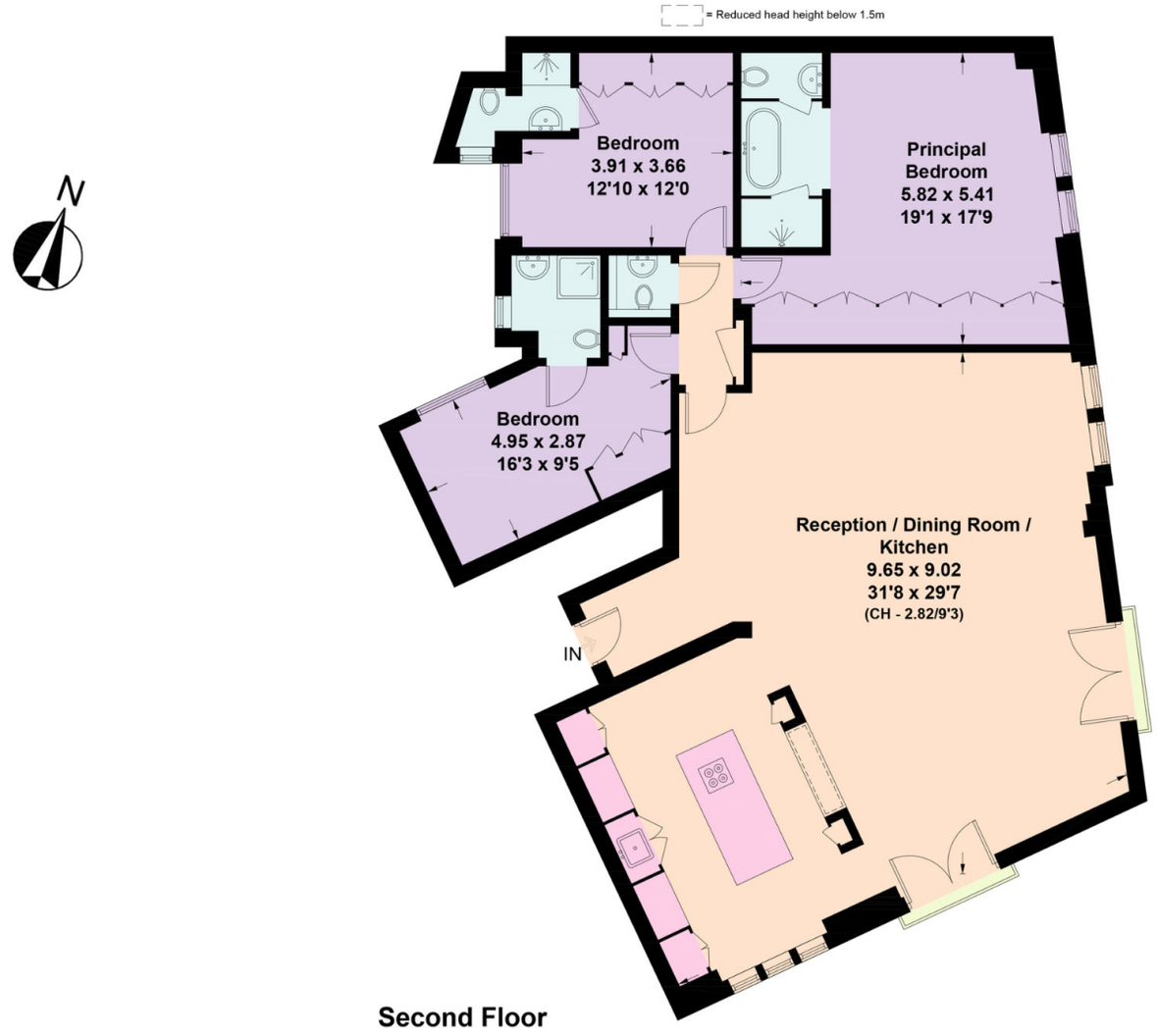




The apartment benefits from Lutron lighting throughout and a Sonos music system in all areas, offering seamless comfort and modern convenience. With high ceilings, detailed cornicing, wooden wall panels, and double-glazed windows and balcony doors, the property combines elegance with contemporary craftsmanship.

With a meticulous level of finish throughout, this outstanding apartment forms part of Empire House, a sought-after portered block on North Terrace, ideally located moments from South Kensington and Knightsbridge.





Second Floor

Approximate Gross Internal Area = 160.0 sq m / 1722 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)



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