



Hyde Park Gate, Kensington, SW7 5ED

TO RENT £9,997

# A SIMPLY STUNNING APARTMENT THAT NEEDS TO BE SEEN TO BE APPRECIATED

Situated on the prestigious Hyde Park Gate, in a beautiful period building, this stunning apartment offers close to 2035 Sq Ft featuring four double bedrooms all with en suites, separate kitchen / breakfast area and a large formal reception room with direct uninterrupted views over Kensington Gardens / Hyde Park. The apartment also benefits from three private balconies, lift access and a porter while remaining a short distance from Kensington High Street.





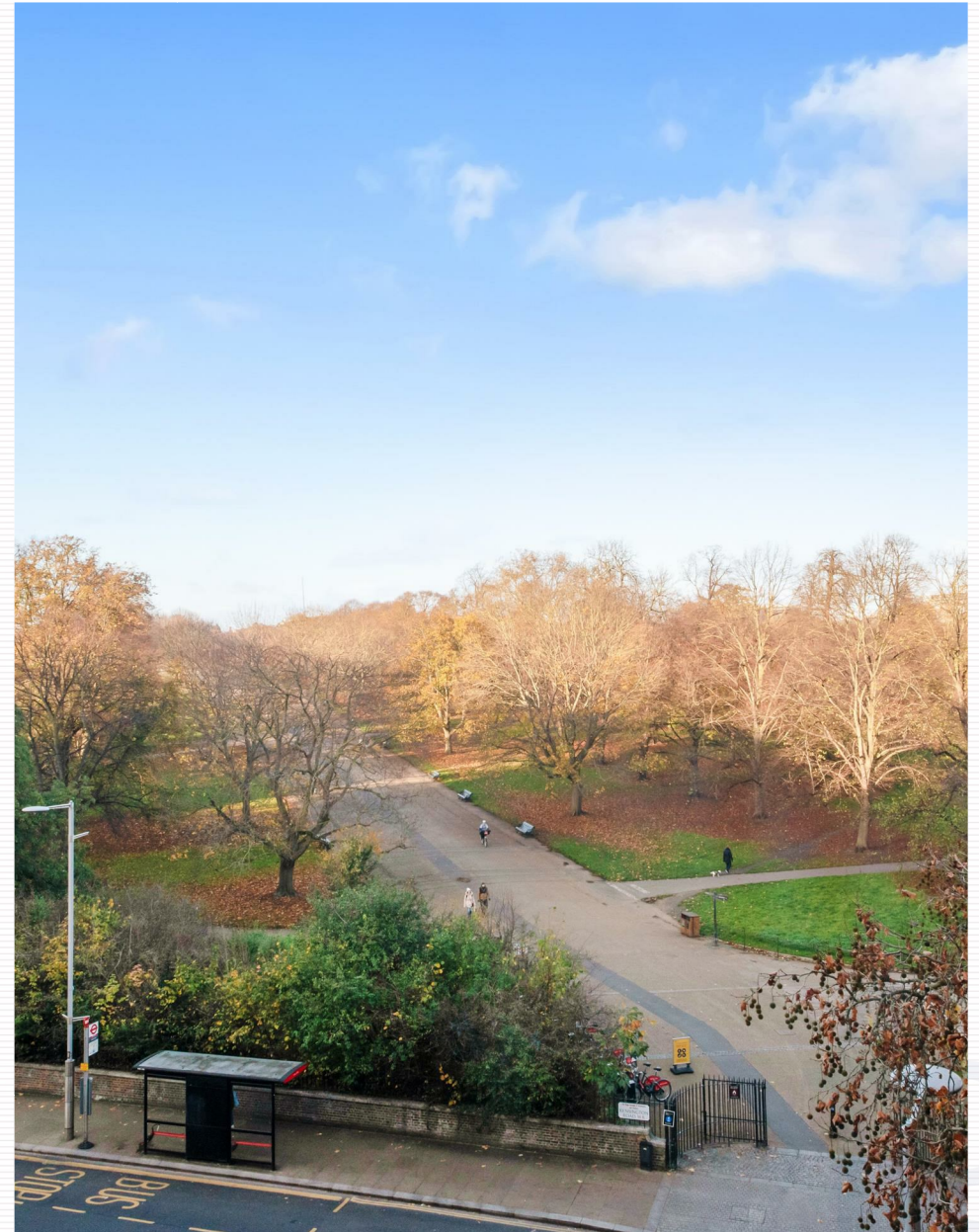


## IDEALLY LOCATED FOR KENSINGTON HIGH STREET WITH VIEWS OVER HYDE PARK

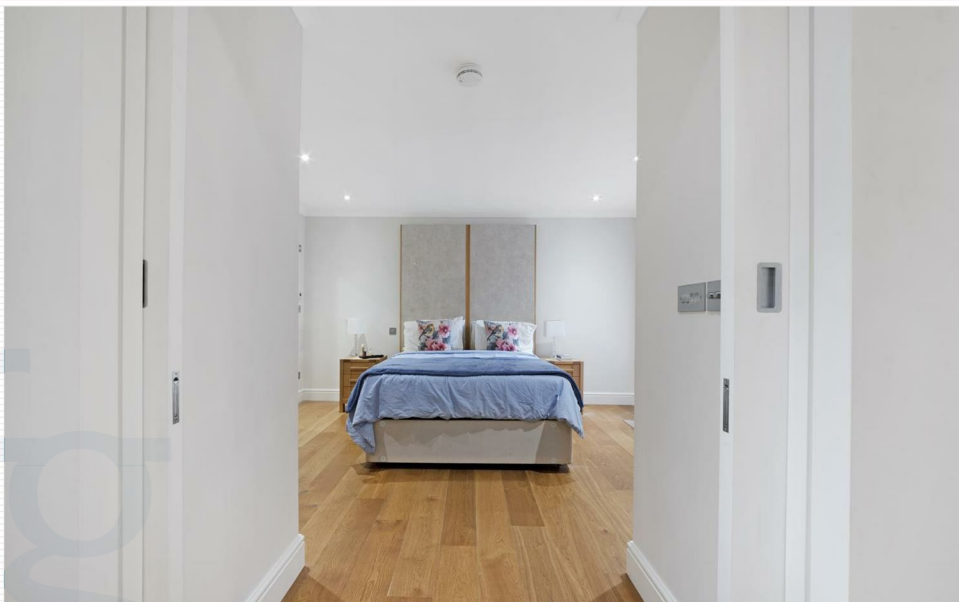
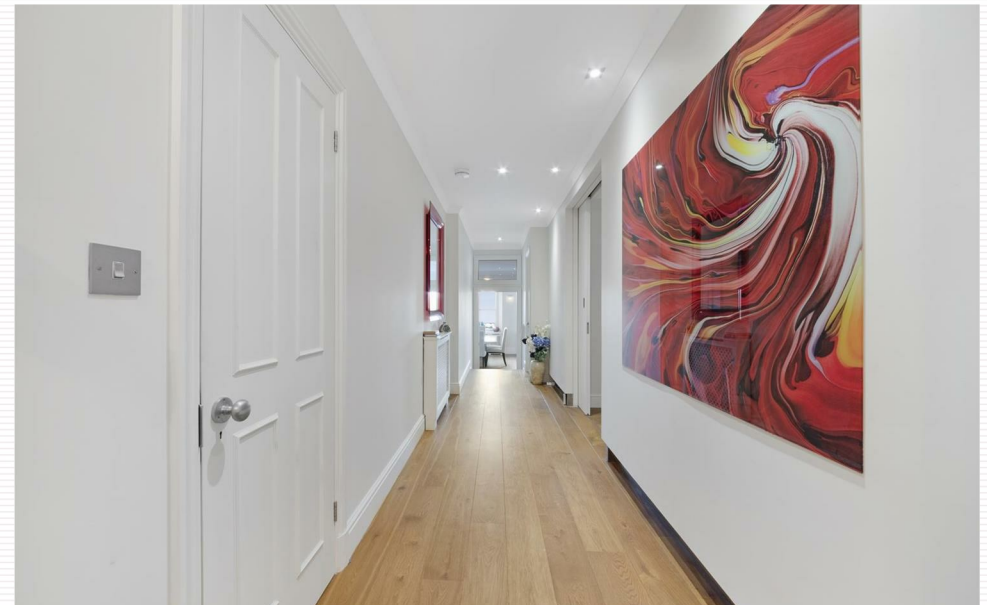
Situated in one of Kensington's most prestigious residential enclaves, Hyde Park Gate enjoys an exceptional position directly opposite the open green spaces of Hyde Park while remaining within easy reach of Kensington High Street & Knightsbridge.

- **Four Double Bedrooms all with En Suites**
- **Kitchen / Dining Room**
- **Large Formal Reception Room**
- **Three Private Balconies**
- **Lift Access**
- **Porter**
- **Direct Views over Hyde Park**
- **Available Immediately**

## Hyde Park Gate







## HYDE PARK GATE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2034 SQ FT - 188.93 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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