






# PRINCES GATE

South Kensington SW7



# SOUTH KENSINGTON, SW7

Situated on the second floor of a distinguished period building with lift access, this beautifully finished apartment combines elegant proportions with modern comforts, including air conditioning throughout.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold, approximately 992 years remaining

Ground rent: Peppercorn

Service charge: £7,360.78 per annum, next review date 2026

Guide Price: £2,300,000



The property comprises a bright reception room, a separate contemporary kitchen, two generous double bedrooms, a versatile third bedroom/study, and two stylish bathrooms. A particular highlight is the exceptional private roof terrace extending to approximately 650 sq ft, offering a rare opportunity for al fresco dining and entertaining.





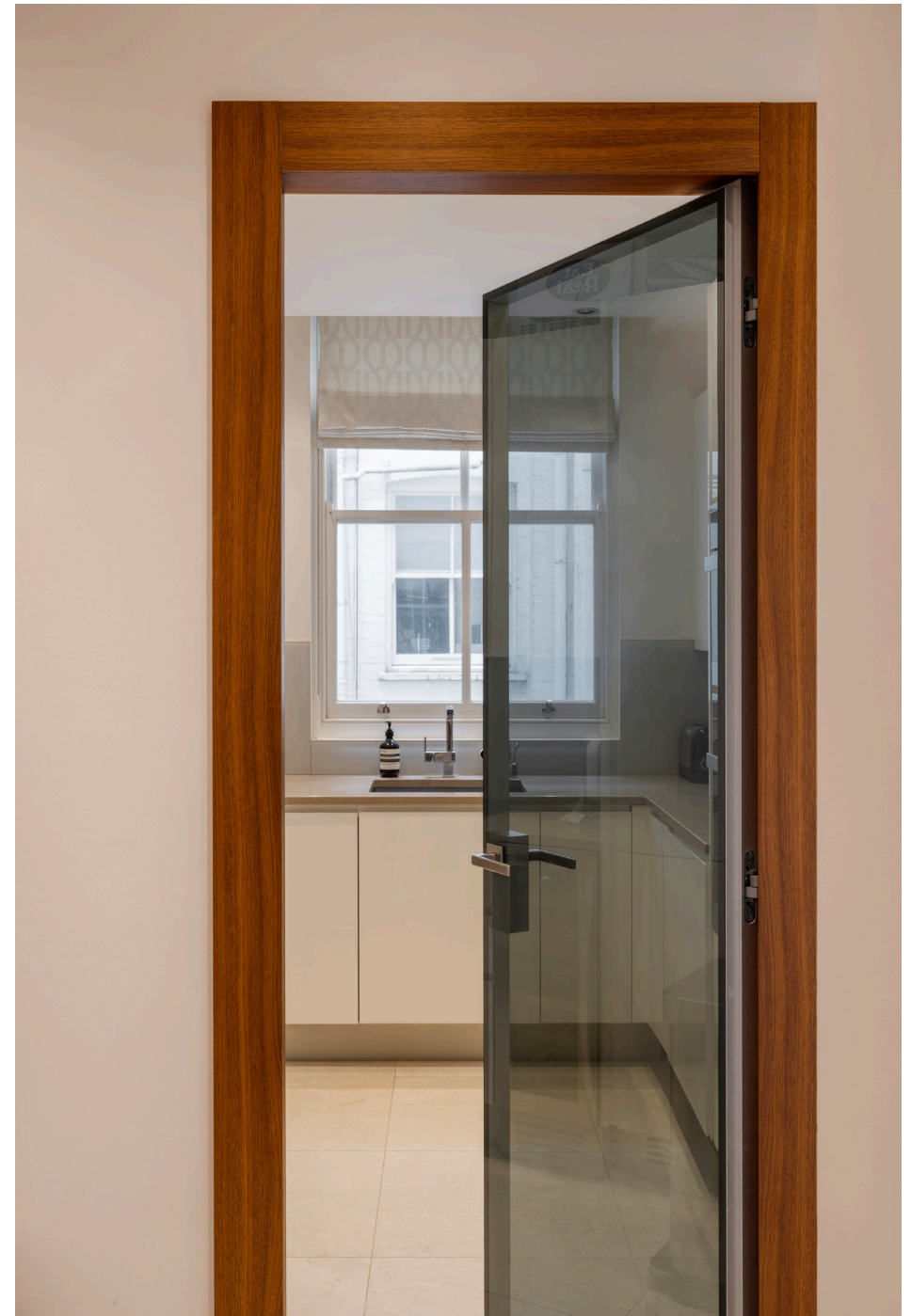




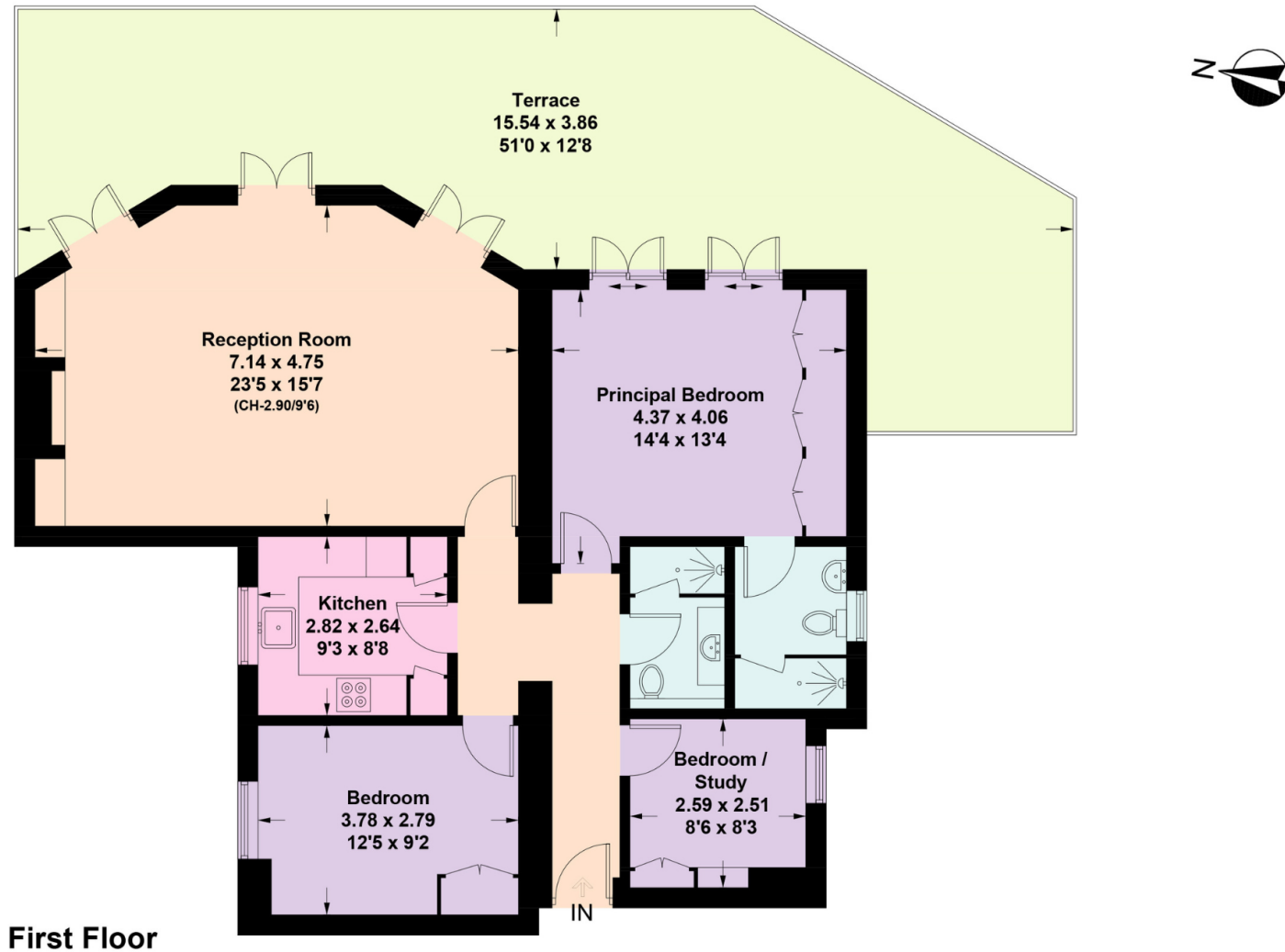
## LOCATION

Princes Gate is perfectly positioned for access to the many renowned amenities of the Knightsbridge and Kensington area. The Prince of Wales Gate into Hyde Park is just across the road from the building, world famous shops and boutiques such as Harrods and Harvey Nichols are within close proximity and the museums of South Kensington and The Royal Albert Hall are within 1.0 miles.

The area is exceptionally well connected, with South Kensington Underground Station (District, Circle, and Piccadilly Lines) just 0.3 miles away, offering direct access to the West End, the City, and Heathrow Airport.







Approximate Gross Internal Area = 96.0 sq m / 1033 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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