



Nest Seekers
INTERNATIONAL

Private Client Group



Hyde Park Gate, Kensington, SW7

3 bedroom flat - £2,500,000

South Kensington Sales

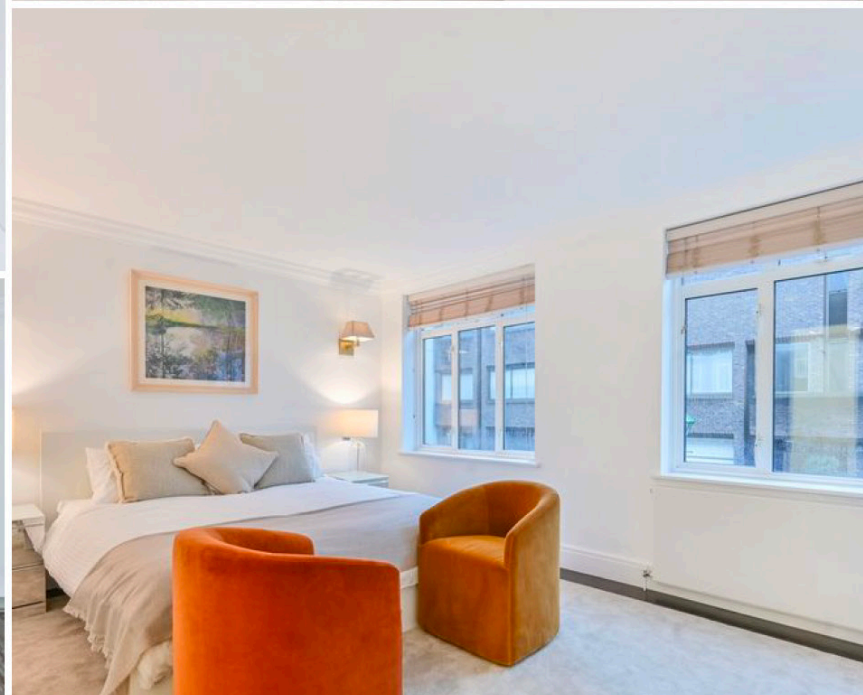
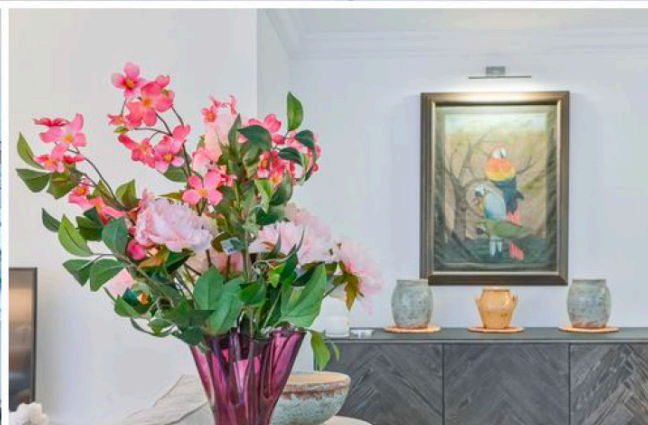
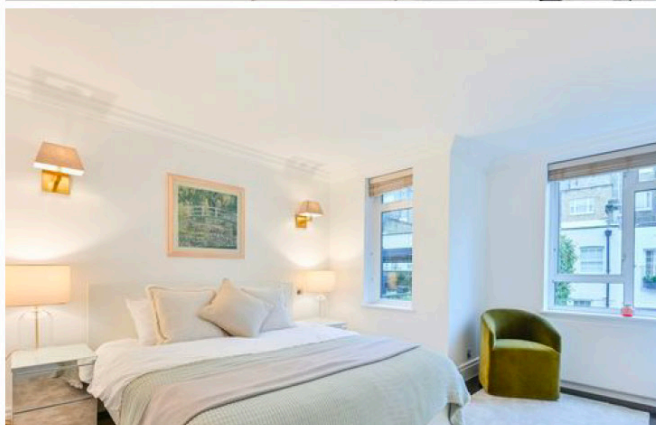


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£2,500,000 3 bedroom flat

This spacious and wonderfully presented 3 bedroom apartment is set on the 1st floor of a portered building (with lift) in an exclusive cul-de-sac quietly located adjacent to Kensington Gardens.

KEY FEATURES

- New Modernised 3 Bedroom Luxury Apartment Located in a Portered Building
- Set on the 1st floor with both a modernised lift and common parts
- Extremely sought after cul-de-sac in South Kensington
- 2 double bedrooms with new wardrobes and a further double bedroom or study
- New Modern Hacker kitchen with Dekton worktop and Miele appliances
- 2 new bathrooms with walk in showers, high quality fittings and porcelain tiles
- Front entrance parking or secure underground parking with remote access
- Communal garden and moments walk to Kensington Gardens/ Hyde Park

LOCAL AREA

Hyde Park Gate is well placed moments from the cafes of Gloucester Road, the shops of Kensington High Street and the green open spaces of Hyde Park. Moments from the Royal Albert Hall, Natural History Museum and the V and A Museum.

Gloucester Road Underground Station

Piccadilly District Circle lines, Zone 1

High Street Kensington Underground Station

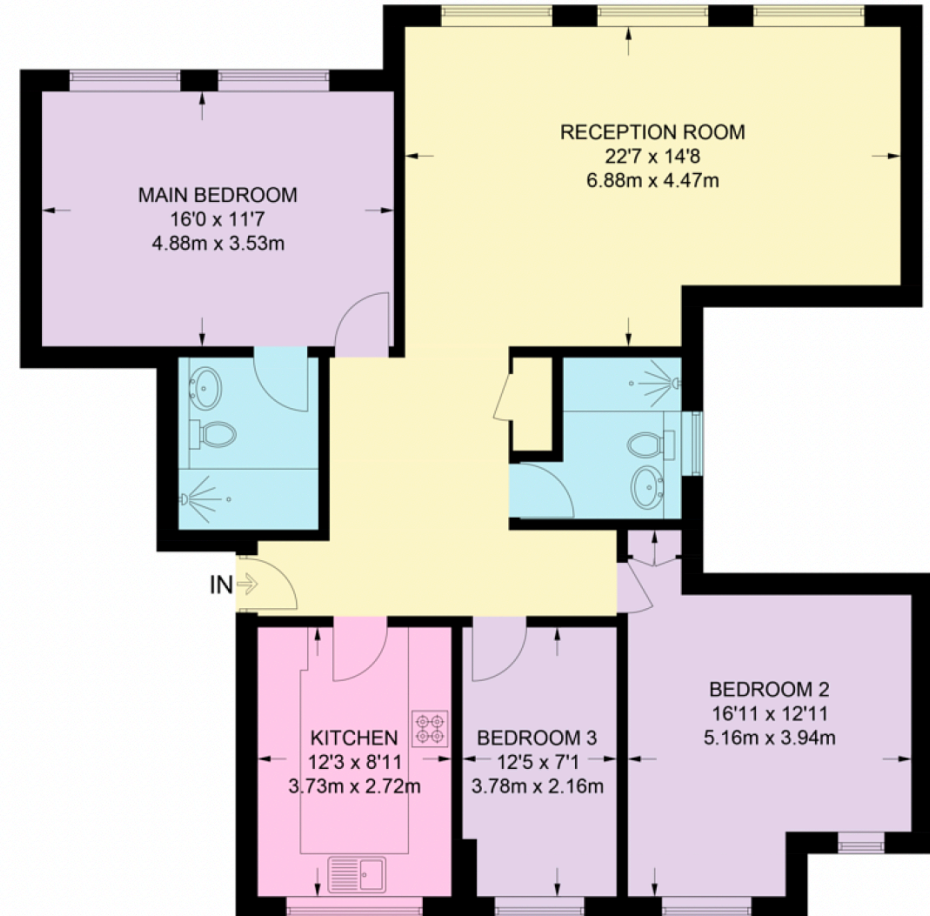
District Circle lines, Zone 1

South Kensington Underground Station

Piccadilly District Circle lines, Zone 1

Representation of current layout, gross internal floor area is approximately 1,195 Sq Ft (111.02 Sq M)

APPROXIMATE FLOOR AREA = 1195 SQ FT / 111.0 SQ M
INCLUDING LIMITED USE AREA (28 SQ FT / 2.6 SQ M)

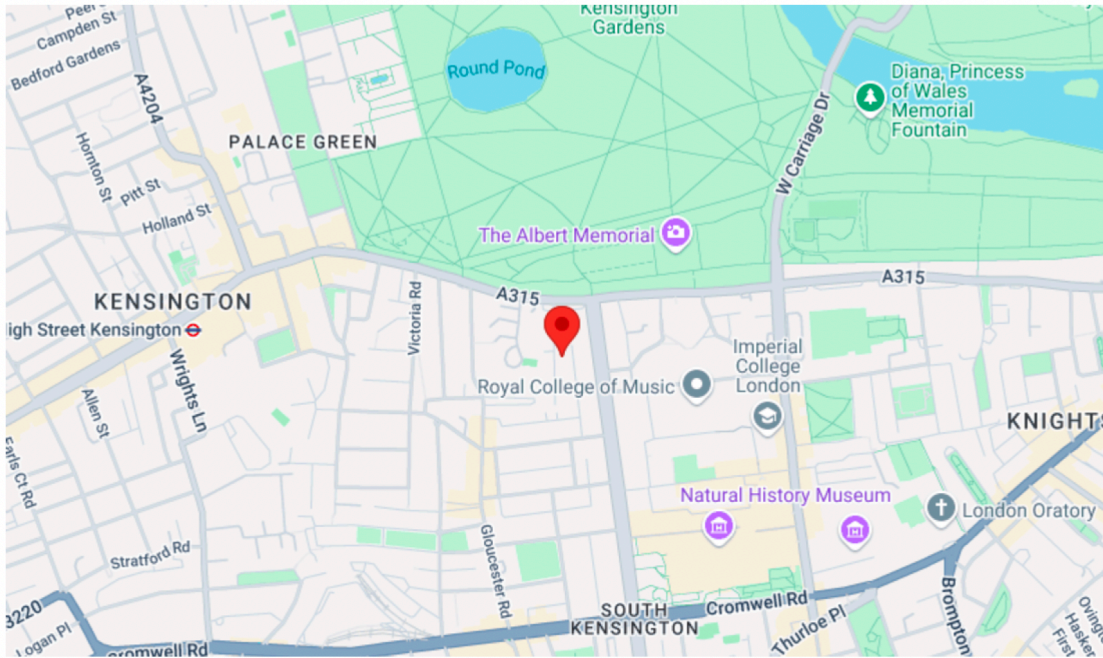


FIRST FLOOR



Hyde Park Gate, Kensington, SW7

£2,500,000 3 bedroom flat



Tenure	Share of Freehold
Lease Expires	Dec 3000
Ground Rent	per annum (2024)
Service Charge	£8,243 per annum (2024)
Local Authority	The Royal Borough of Kensington and Chelsea
Council Tax	£2,514.97 per year (Band G)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
A	(92+)		
B	(81-91)	82	82
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

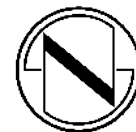


Discover More

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