

# EMPERORS GATE | SW7



Winkworth

# Flat 2, 31 Emperors Gate,

London, SW7 4JA

A rarely available two bedroom apartment arranged over the first and second floors of this attractive mid-terrace period conversion in the heart of South Kensington.

This fantastic duplex apartment boasts fabulous entertaining space occupying the entire first floor that comprises of a front to back reception/dining room with an open plan kitchen, impressive ceiling heights and three large floor to ceiling French doors that open onto a full width portico balcony (non-demised) providing ideal outside space.

In addition there are two generous bedrooms that are arranged with the master bedroom occupying an enviable position at the front of the block with three large sash windows and impressive amounts of storage space as well as an adjoining bath/shower room which completes what is a generous master bedroom suite.

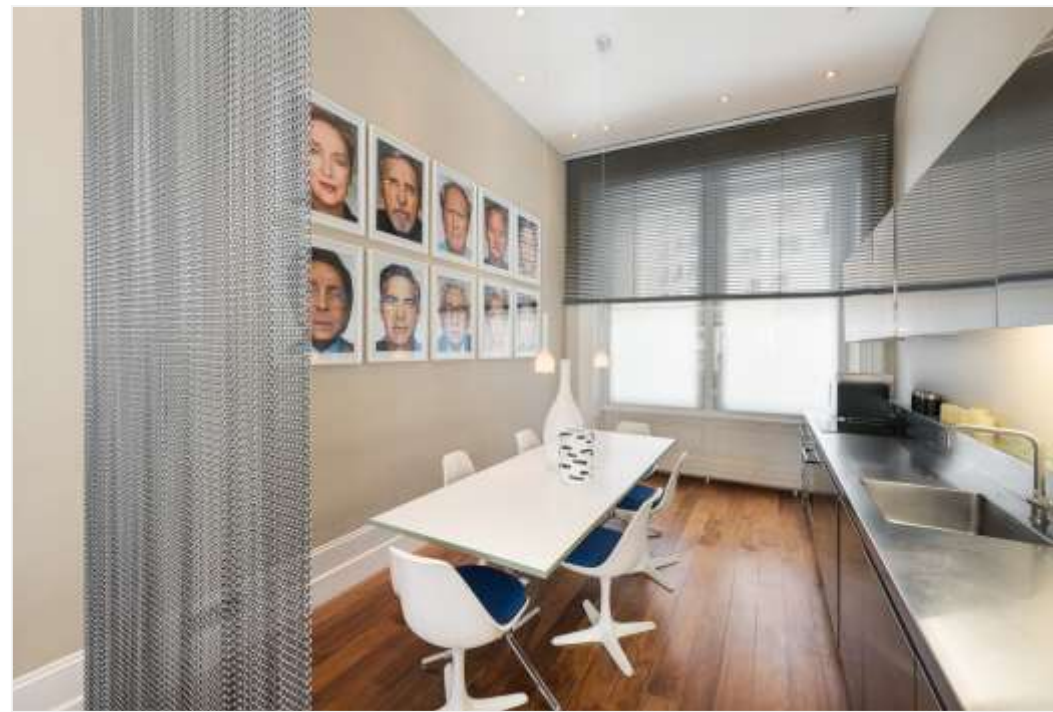
**ASKING PRICE:** £2,500,000 Subject to Contract

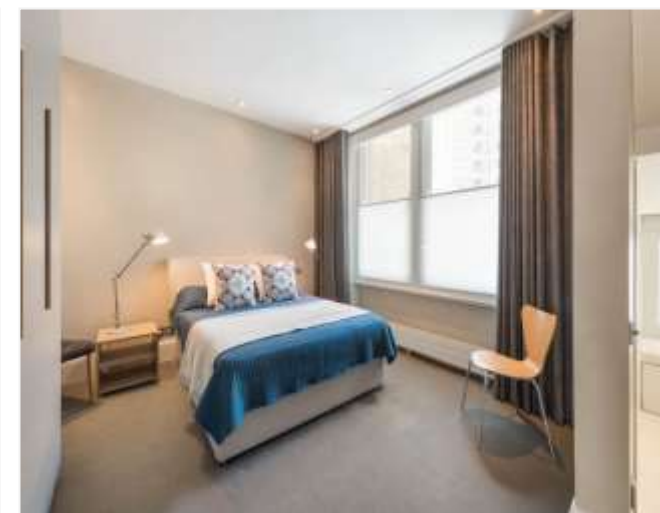
**TENURE:** Share of Freehold (Leasehold; 125 years from 25 March 2009)

**LOCAL AUTHORITY:** The Royal Borough of Kensington & Chelsea

**COUNCIL TAX BAND:** Band G

**SERVICE CHARGE:** £2,000 per annum





### **LOCATION:**

Emperors Gate is quietly tucked away South of Cornwall Gardens away from the hustle and bustle normally associated with Central London but yet is conveniently placed for the many amenities of Gloucester Road.

**Large entrance hall | Reception room | Kitchen/dining room | Utility room with shower | Master bedroom with an adjoining bath/shower room | Second bedroom | Bathroom | Balcony (Non-demised)**

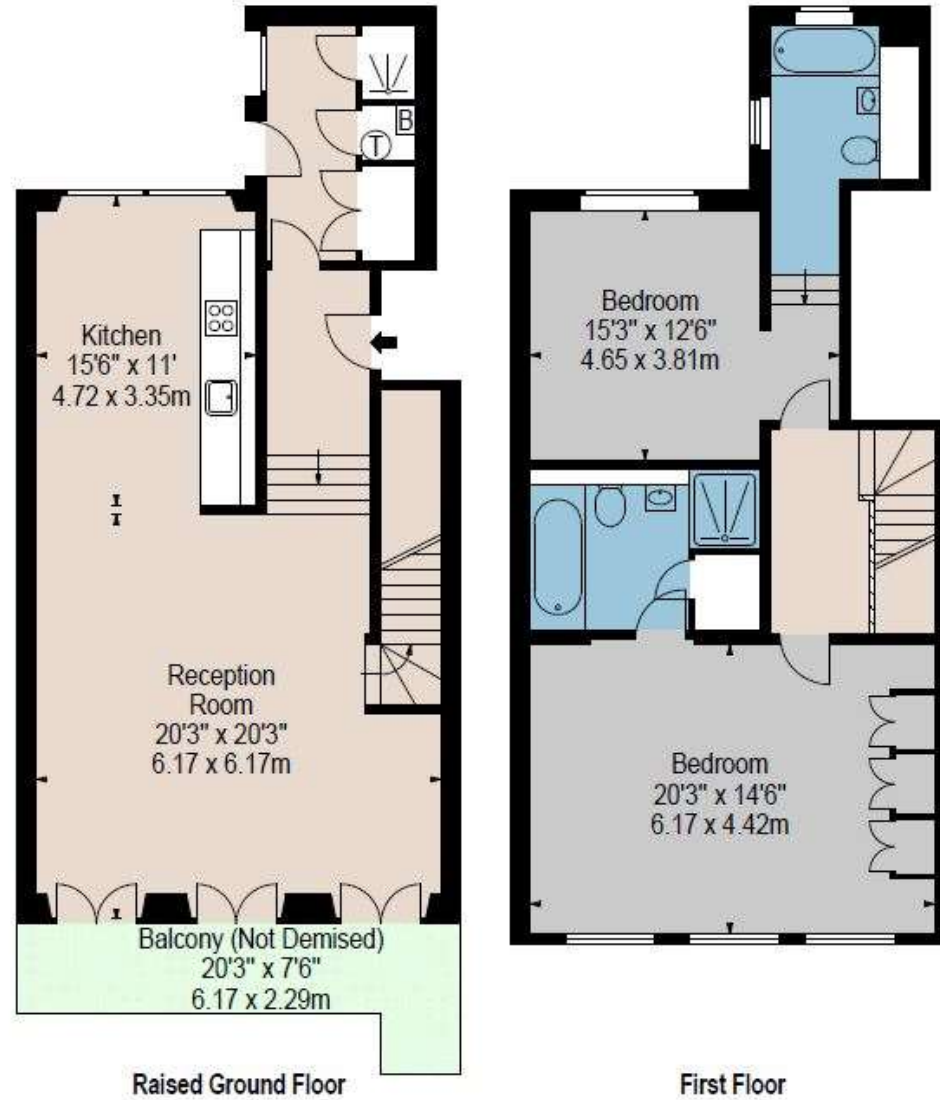


## EMPEROR'S GATE SW7

Approx. Gross Internal Area\*  
1498 Ft<sup>2</sup> - 139.16 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice  
(Measurements And Ft<sup>2</sup>M<sup>2</sup> Calculation Supplied By Client)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate

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