



PRINCE'S GATE, SOUTH KENSINGTON, SW7
£1,000,000

Carter Jonas

PRINCE'S GATE, SW7

A spacious west-facing two bedroom, two bathroom flat situated on the lower ground (with lift access) stucco-fronted period building on the South Kensington/Knightsbridge borders.

Thanks to the high ceilings and large windows this flat is bright and welcoming. Has the potential to create a super and comfortable home with the wide-ranging amenities almost on your doorstep including good transport facilities, Imperial College, Hyde Park and world-class museums such as the Natural History Museum and the V&A to name a few.

Reception with fully-fitted open-plan kitchen, 2 double bedrooms, en-suite shower room, bathroom, cloakroom, terrace accessed from second bedroom. Wood floors. Lift access to lower ground floor. Caretaker. EPC rating: G

n.b. some of the marketing photos have been virtually staged using CGIs

Leasehold & Share of Freehold
Service Charge per annum: £7,104.20
Sinking Fund per annum: £765
Ground Rent per annum: £125

Royal Borough of Kensington & Chelsea - Council tax band: G

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> for further details.

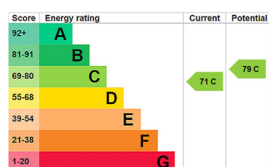
AMENITIES

- 2 Double bedrooms
- 2 Bath and/or shower rooms
- Cloakroom
- Open-plan reception/kitchen
- South-facing
- Lower ground with patio
- Caretaker
- Lift access to lower ground

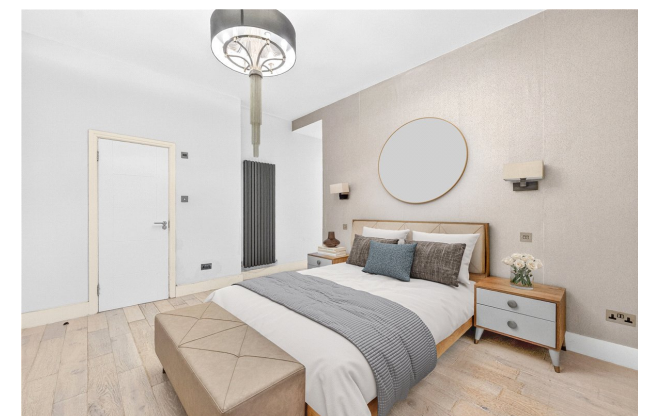
TENURE Share of Freehold

LOCAL AUTHORITY Royal Borough of Kensington & Chelsea

EPC BAND C



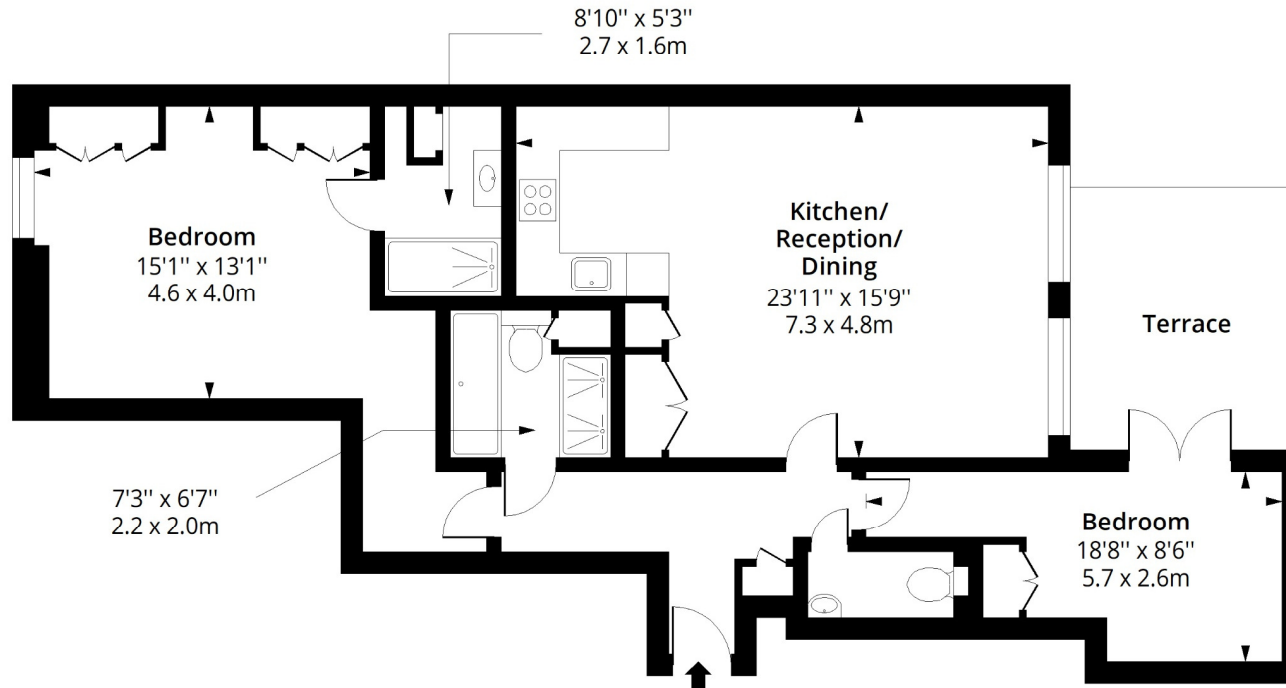
A SPACIOUS WEST-FACING TWO BEDROOM, TWO BATHROOM FLAT SITUATED ON THE LOWER GROUND (WITH LIFT ACCESS) STUCCO-FRONTED PERIOD BUILDING IN SOUTH KENSINGTON.





Princes Gate SW7

Approx. Gross Internal Area 942 Sq Ft - 87.51 Sq M
Approx. Gross Terrace Area 124 Sq Ft - 11.52 Sq M



Lower Ground Floor
Floor Area 942 Sq Ft - 87.51 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

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Kensington & Chelsea 020 7584 7020

chelsea.sales@carterjonas.co.uk
25-27 Harrington Road, London, SW7 3EU

carterjonas.co.uk
Offices throughout the UK

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