



A stunning three bedroom, two bathroom luxurious duplex apartment located in the heart of South Kensington with incredible natural light throughout.

**Gloucester Road, SW7**

**£2,700,000 Leasehold (approx. 111 years remaining)**





### Local Information

Gloucester Road is perfectly located for many local amenities such as a selection of restaurants, super markets and bars. This particular property is located approximately 110 yards from Gloucester Road Tube Station.

Within the area you will find many iconic and world famous landmarks such as Hyde Park (approx. 0.6 miles), The Royal Albert Hall (approx. 0.6 miles) and Harrods (approx. 1.3 miles).

### About this property

The current owners of this apartment carried out extensive refurbishment works to create a truly impressive home. The execution of the works is superb which adds to the overall feeling of luxury.

The property is entered from the second floor half landing where you walk into a large welcoming entrance hall. This provides an immediate sense of space and also benefits from a guest W/C and spacious cupboard. The semi open plan living room and kitchen are located on the third floor, whilst the three bedrooms are located between the third floor half landing and fourth floor. The master bedroom benefits from a bespoke dressing room and master en suite bathroom. The second bedroom benefits from a Jack and Jill style bathroom.

The materials used and interior design is fantastic. The ceilings heights are high throughout which helps to accentuate the feeling of grandeur and space. The triple aspect also provides wonderful natural light.

The property further benefits from the right to apply to use the stunning communal gardens on Queen's Gate Gardens (subject to an application process and waiting list).

### Tenure

Leasehold (approx. 111 years 8 months remaining)

### Local Authority

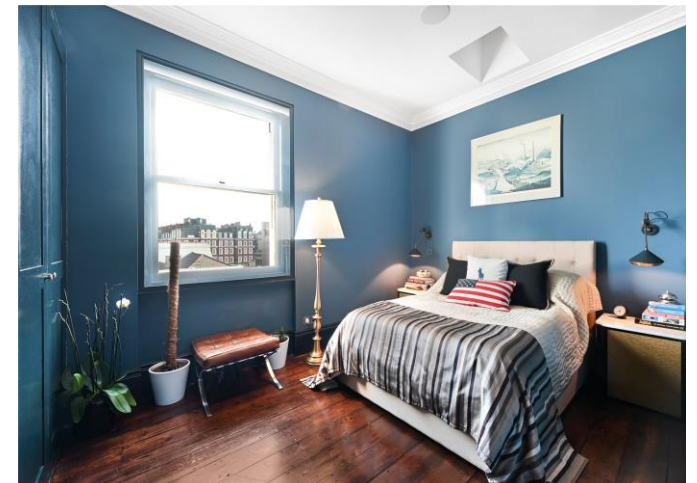
The Royal Borough of Kensington and Chelsea

### Energy Performance

EPC Rating = F

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Earl's Court Office.  
Telephone: +44 (0) 20 7578 6900.







Atherstone House, 69A Gloucester Road, SW7  
Gross Internal Area 1952 sq ft, 181 m²


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Penthouse,  
Atherstone House,  
Gloucester Road, SW7  
Approximate Gross Internal Area  
181 sq m / 1,952 sq ft



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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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>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	38	
(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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