



A well-balanced 5 bedroom duplex apartment located within a quiet cul-de-sac in South Kensington

**Emperors Gate, London, SW7**

£2,500,000 Share of Freehold



### About this property

Split predominantly over the top two floors, this is a well-balanced duplex apartment located within a quiet cul-de-sac in South Kensington.

The accommodation comprises of a spacious kitchen/dining room and a light and bright reception room overlooking Emperors Gate. The flat offers five bedrooms and two guest bathrooms with the principle bedroom located on the top floor offering an en-suite and dressing area. The property is dual aspect to gets plenty of natural light and offers itself very well for family living.

### Local Information

The property is located approximately 0.4 miles away from Gloucester Road Tube Station (Piccadilly, District & Circle Lines). As well as excellent transport links in and out of London the property is perfectly positioned for a selection of local shops, bars, restaurants and supermarkets including Waitrose

### Tenure

Share of Freehold

### Local Authority

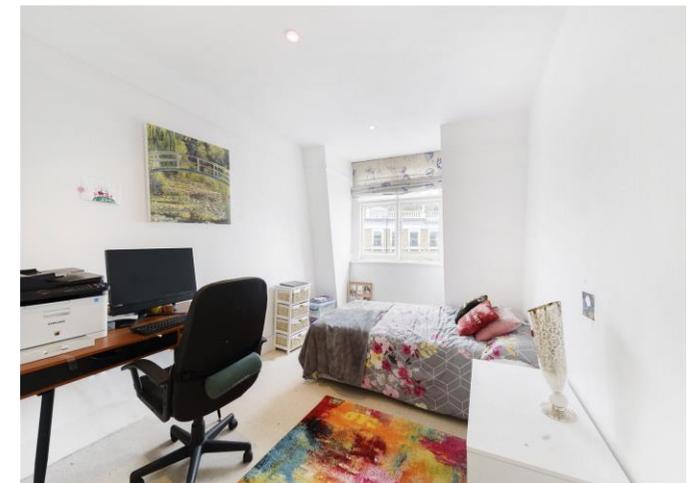
The Royal Borough of Kensington and Chelsea

### Energy Performance

EPC Rating = D

### Viewing

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







This plan is not to scale. It is for guidance and not for reliance 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.  
 © Future Performance

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>	57	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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