



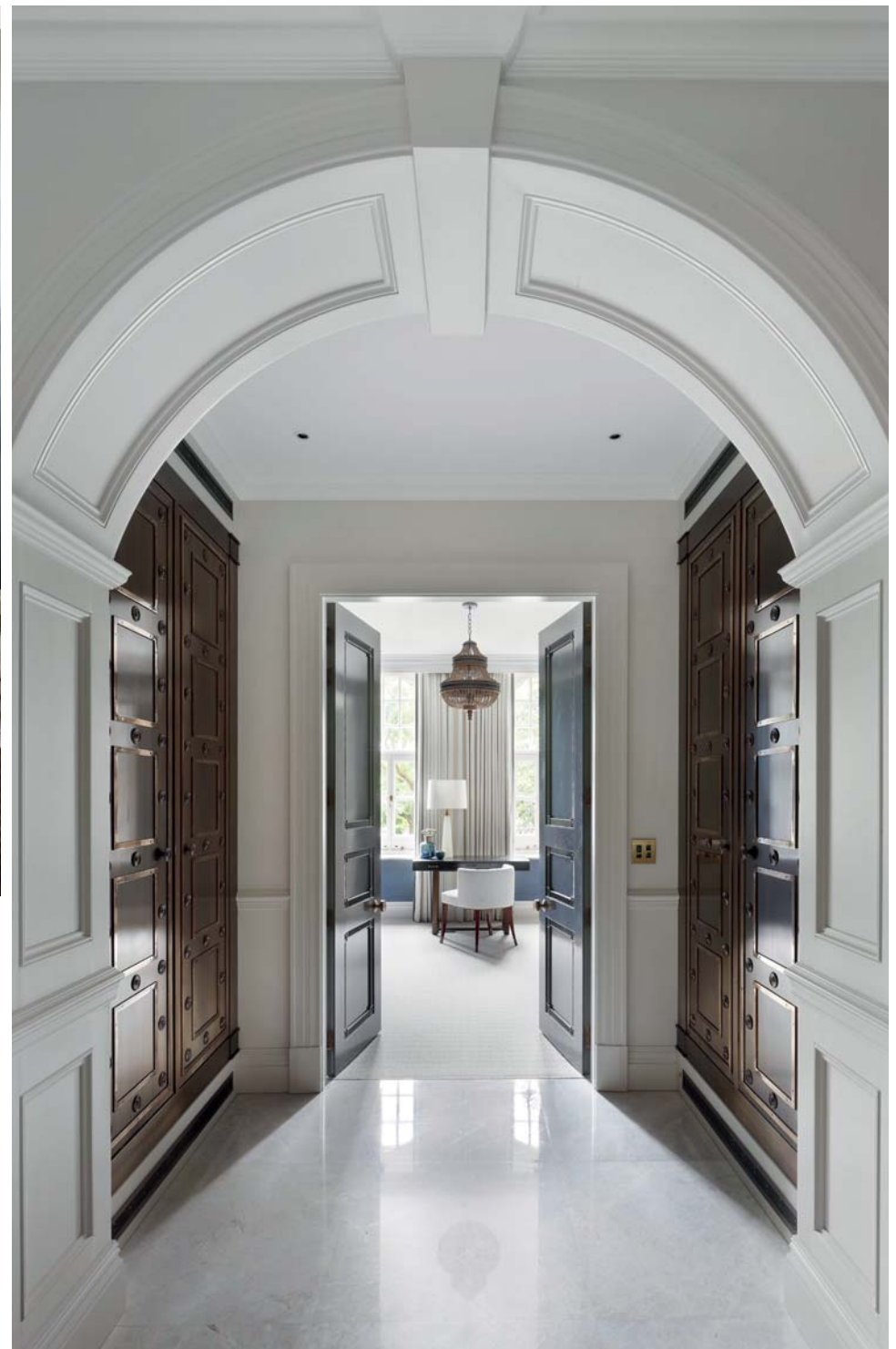
ALBERT COURT

PRINCE CONSORT ROAD, SW7

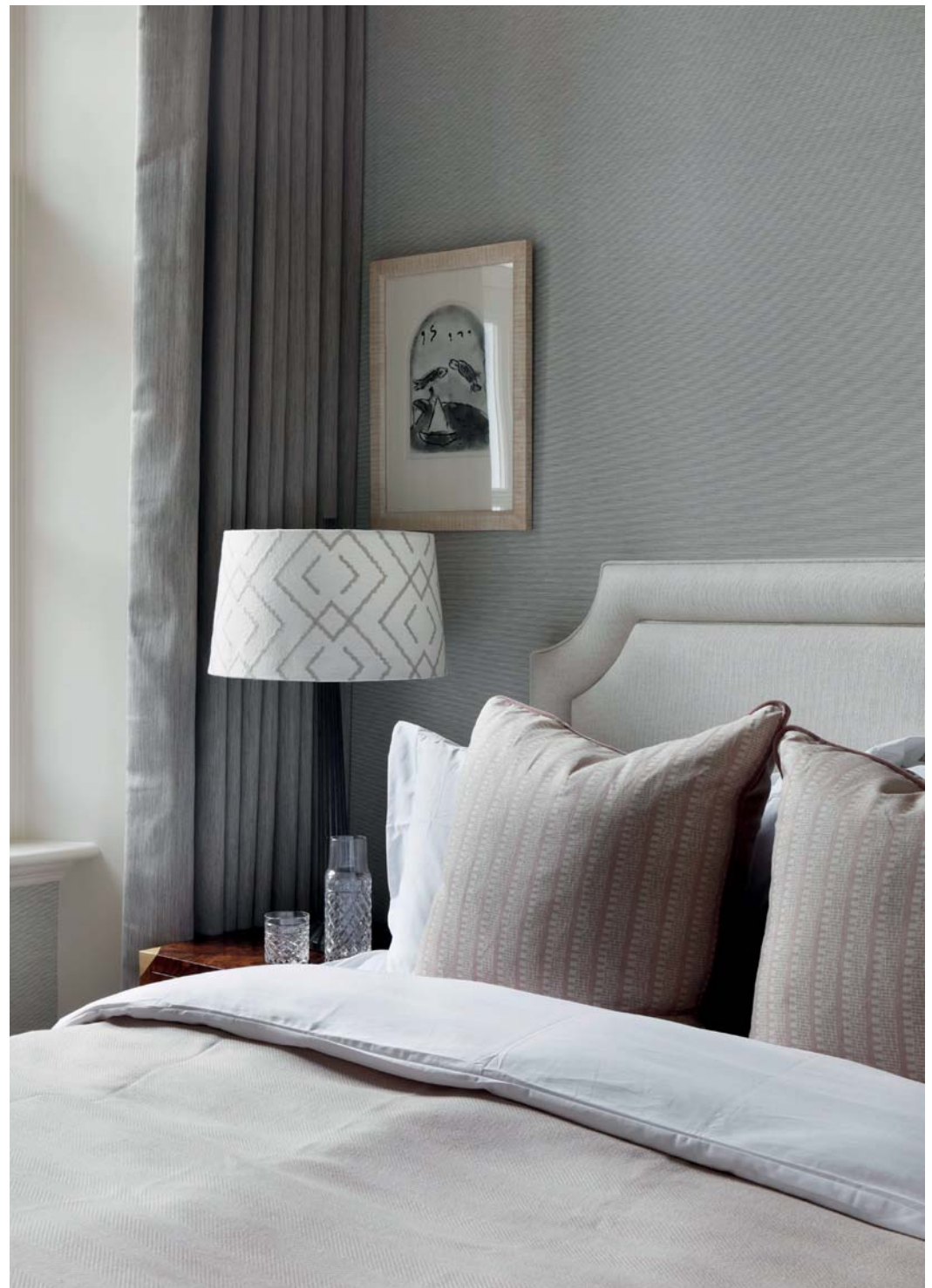


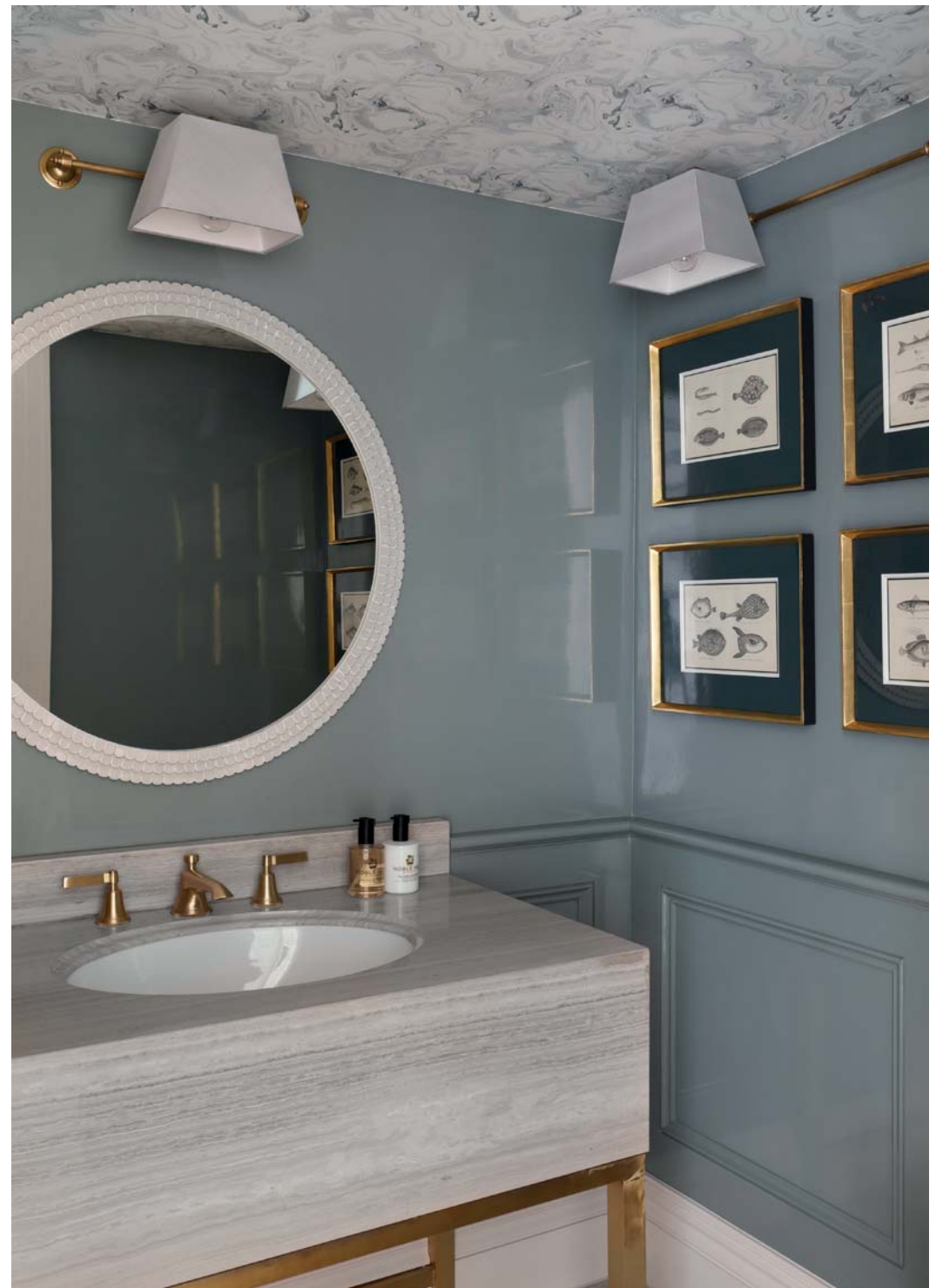






AN EXCEPTIONAL APARTMENT WHICH HAS BEEN
REFURBISHED TO IMPECCABLE STANDARDS OFFERING
ELEGANCE AND VOLUME THROUGHOUT.







Unusual for the building, the flat enjoys a double aspect with privileged views over the landscaped gardens and impressive south terrace of the Royal Albert Hall. Consisting of luxurious and voluminous living spaces, a truly magnificent kitchen area and three well-proportioned suites, it has been interior designed with the utmost consideration to retain both the elegant character and architectural features of the area, using only the finest materials.

Albert Court is an iconic and prestigious Grade II listed building which boasts a spectacular entrance hall and an extremely efficient team of porters. Moments away are the open spaces of Hyde Park and Kensington Gardens, and walking distance to the amenities of both South Kensington and Knightsbridge.





ACCOMMODATION

- | Entrance Hall
- | Reception Room
- | Dining Room
- | Kitchen / Breakfast Room
- | Master Bedroom Suite
- | Two further Bedrooms with ensuite Bathrooms
- | Guest Cloakroom
- | Utility Room
- | Balcony
- | Parking Space Available (by separate negotiation)

TERMS

- | Tenure: Leasehold expiring 24/10/3010 plus share of freehold
- | Service Charge: £23,366 for current year, plus an annual licence fee of £2,000 for the air conditioning
- | Ground Rent: £300 per annum
- | Local Authority: City of Westminster
- | Price on Application





KITCHEN

- | Bespoke handmade kitchen with Quartz Statuario work surface
- | Gaggenau gas hob, fridge freezer and wine cooler
- | Miele ovens (x2), warming drawers (x2) microwave, coffee maker and dishwasher
- | Westin extractor fan
- | Perrin & Rowe taps
- | Bespoke handmade dresser unit with B&O television. Motorised bracket fully integrated with the flat's AV installation
- | Wall mounted iPad for control of Savant Pro (AV system)
- | Underfloor heating

BATHROOMS

- | All bathrooms with Bianco Rhino marble floors, shower enclosures / bath surrounds master bathroom with marble wall panelling, shelving and brass inlay on marble floor
- | Bespoke handmade vanity units
- | All fittings Samuel Heath Style Moderne in Satin Brass
- | Discreet speakers fully integrated with the flat's AV installation
- | Underfloor heating

UTILITY

- | Bespoke handmade units with Quartz Statuario work surface
- | Miele washing machine and condenser dryer
- | Perrin & Rowe taps
- | Underfloor heating

LIGHTING / AV

- | Lutron Homeworks QS lighting system throughout. Satin Brass SeeTouch keypads.
- | Lighting design by Lighthouse Designs.
- | Lutron controlled curtains and blinds to all bedrooms, reception room and dining room
- | Lutron controlled curtains to kitchen
- | Remoted accessible door entry system with alarm keypad
- | Concealed speakers in all bathrooms, the two guest bedrooms and dining room
- | Bang & Olufsen TV in kitchen
- | Panasonic ultra HD TV in master bedroom

CONTROL SYSTEM

- | Savant Pro - a premium home automation system integrating all the technology within the home into a single app. Video, audio, lighting, security and HVAC controlled locally via Savant remote controls or remotely via the Savant app. www.savant.com/savant-pro

HEATING AND COOLING

- | Daikin air-conditioning system providing heating and cooling to all rooms
- | Underfloor heating on all marble floors
- | All fully controlled both locally and remote access from the Savant control system

FLOORING

- | Bespoke marble floor to hallway and kitchen
- | Marble floors in all bathrooms
- | Natural 'silvered oak' engineered wood floor to dining and reception room
- | 100% wool carpet in all bedrooms

JOINERY

- | All wardrobes, cupboards, shelves and bookcases are bespoke.
- | Master and bedroom 2 wardrobe doors are fabric wrapped
- | Hallway metal coat cupboards are hand-crafted and clad in solid brass
- | Dining room panelling and bookcases are specially finished in 'Japanned' high lacquer
- | Kitchen AV unit and all bathroom vanity units have inlaid brass detailing

ARCHITECTURAL DETAILS

- | Bespoke corncicing, skirting, architraves, panelling and door detailing throughout
- | Bespoke brass and bronze ironmongery throughout

SERVICES

- | Communal hot and cold water
- | 3 phase metered electrical supply
- | Metered gas supply
- | BT phone line and broadband
- | Red Care monitored intruder alarm
- | Communal fire detection
- | CO detection





APPROX GROSS INTERNAL AREA
3,111 Ft² - 289.02 M²
APPROX GROSS BALCONY AREA
101 Ft² - 9.38 M²
TOTAL AREA
3,212 Ft² - 298.4 M²



RAISED
GROUND
FLOOR



FIRST FLOOR



Viewing: Strictly by appointment with Savills and Alex Stroud.

Important notice

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Brochure by **capital group** 020 8671 5448



Alex Stroud
Property Consultants
45 Pont Street
London SW1X 0BD
+44 (0)7584 038 000
alex@alexstroud.com

Savills Sloane Street
139 Sloane Street
London SW1X 9AY
020 7730 0822
savills.co.uk

