

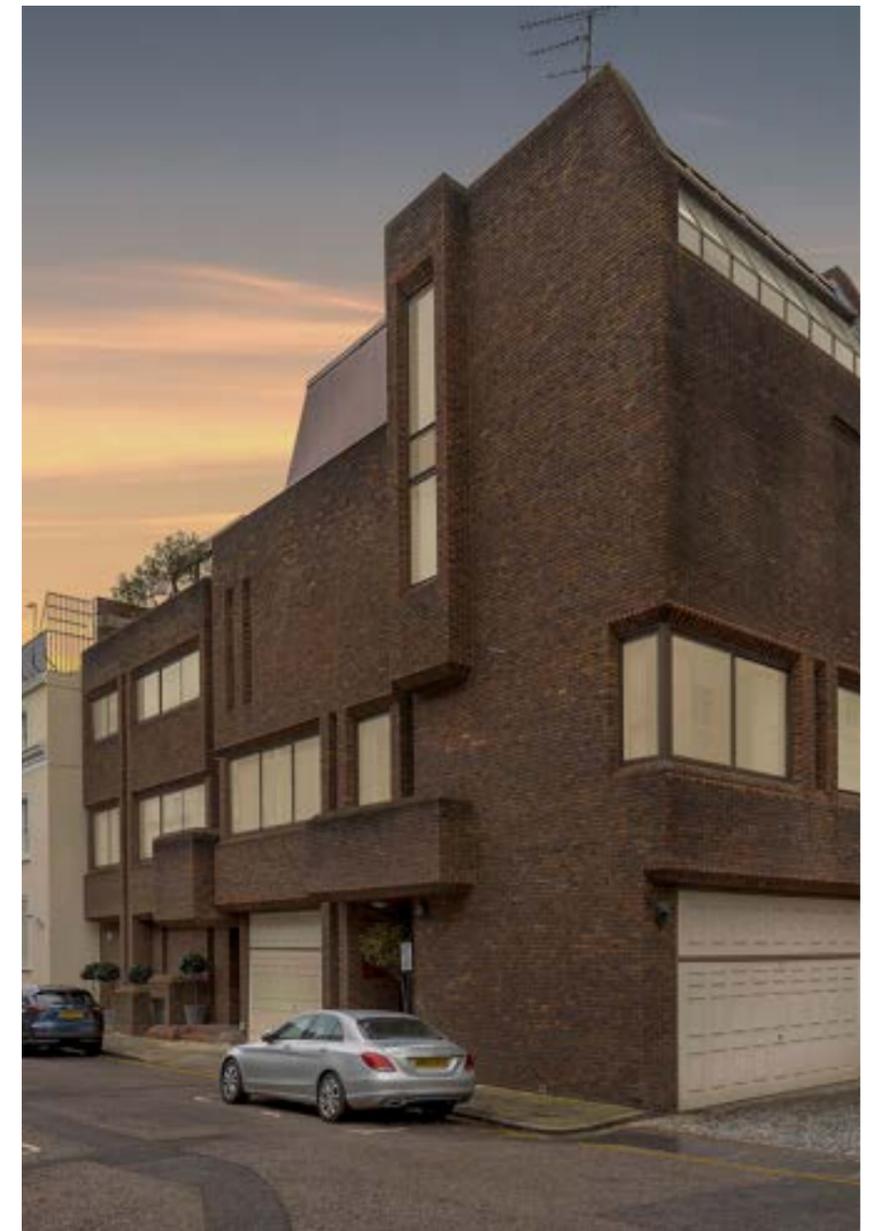
**BERKSHIRE HATHAWAY**  
HOMESERVICES

LONDON  
PRIVATE OFFICE



## HYDE PARK GATE

LONDON, SW7

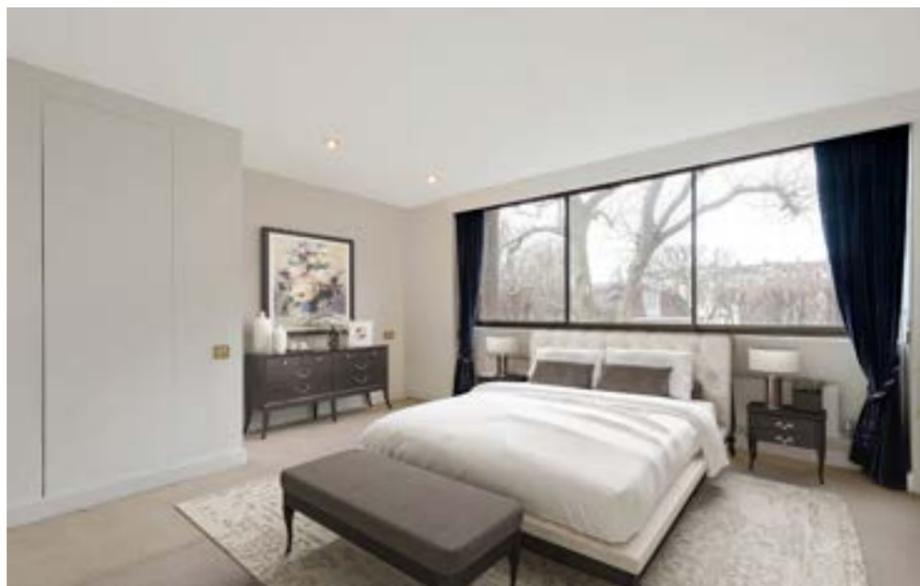


## Over 9,000 Sq Ft.

Commissioned in the late 1970s under the supervision of the renowned architect, Igael Yarvitz, this contemporary penthouse unit comprising over 9,000 Sq Ft (843 Sq M) of internal accommodation and arranged primarily over the top floors, has two private street entrances, a passenger lift and a separate self-contained 2 bedroom apartment. This unique property is located in a quiet and prestigious cul de sac opposite Kensington Gardens. Overlooking tranquil private gardens to the rear from private terracing; unusually, it boasts an indoor swimming pool on the second floor; as well as a double garage and extensive storage areas, including a large wine cellar.

The property offers an incoming purchaser the opportunity to remodel to their own specifications and possibly split the accommodation, subject to the necessary consents.

\*Virtual staging has been used in these images\*



## FEATURES

Eight bedrooms	Roof Terrace
Three Reception Rooms	Swimming Pool
Eight Bathrooms	Lifts
Residents Parking	Garage
Balcony	Secondary Accommodation

## PROPERTY DETAILS

<b>Guide Price</b> £14,000,000	<b>Square Footage</b> 9,075 Sq Ft. Approx	<b>Ground Rent</b> TBC
<b>EPC Rating</b> D	<b>Council Tax Band</b> TBC	<b>Service Charge</b> TBC
<b>Tenure</b> Share of Freehold		

# FLOOR PLAN - HYDE PARK GATE



Approx. Gross Internal Area (Excluding Garage)  
9,075 Sq Ft - 843.10 Sq M)

Approx. Gross Internal Area of Garage  
351 Sq Ft - 32.61 Sq M)

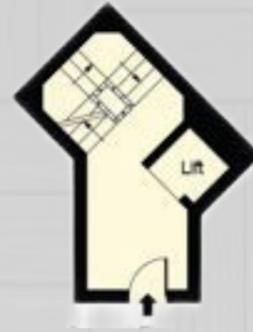
Approx. External Area of Balconies  
894 Sq Ft - 83.06 Sq M)



**Basement**  
766 Sq Ft - 71.16 Sq M)



**Ground Floor**  
441 Sq Ft - 40.97 Sq M)



**Ground Floor Entrance**  
100 Sq Ft - 9.29 Sq M)



**Third Floor**  
3,048 Sq Ft - 283.17 Sq M)



**First Floor**  
1,322 Sq Ft - 122.82 Sq M)



**Second Floor**  
3,749 Sq Ft - 348.29 Sq M)

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