

31 HYDE PARK GATE  
LONDON SW7



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An impressive and well presented family house, occupying approximately 4,875 sq ft, situated in this quiet and distinguished cul-de-sac, a short walk from the beautifully kept grounds of Kensington Gardens. As well as having excellent entertaining space, the property has a west facing garden, staff accommodation and a passenger lift.

Hyde Park Gate has provided residences to many famous people over the years, including Lord Baden-Powell and Sir Winston Churchill. The Royal Albert Hall, Kensington Palace and the shopping and transport facilities of Kensington High Street and Knightsbridge are nearby.

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Entrance Hall • Inner Hall • Drawing Room • Dining Room • Kitchen/Breakfast Room • Study • Master Bedroom with Dressing Area and En-Suite Bathroom • Six Further Bedrooms • Four Further Bathrooms • Utility Room • Cloakroom • Passenger Lift  
Garden • Terrace • Staff Accommodation with its own private entrance

### Terms

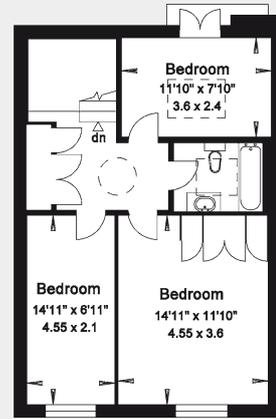
**Tenure** Freehold

**Local Authority** The Royal Borough of Kensington & Chelsea

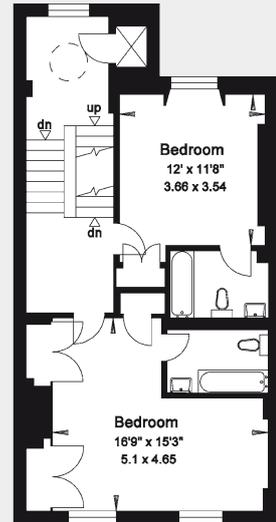
**Price** Upon Application



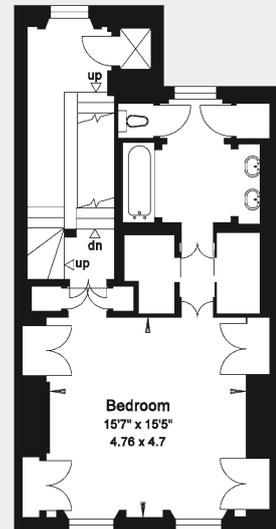
Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	41	39	47
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	



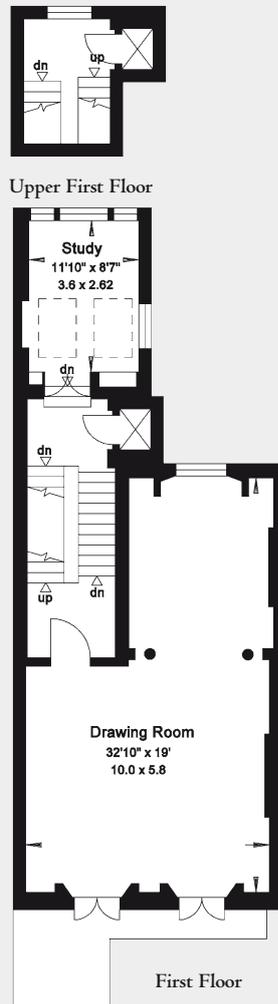
Fourth Floor



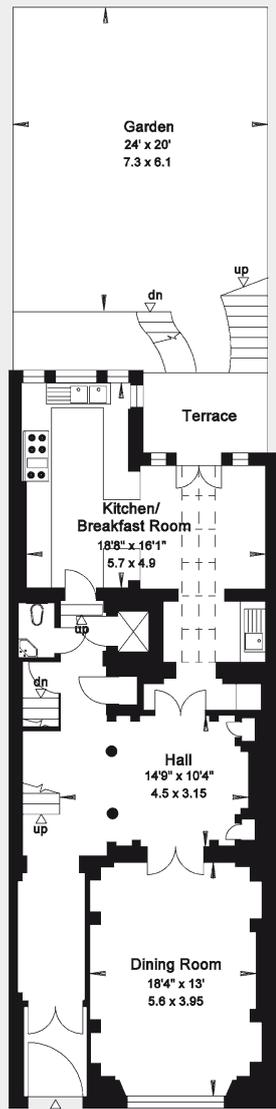
Third Floor



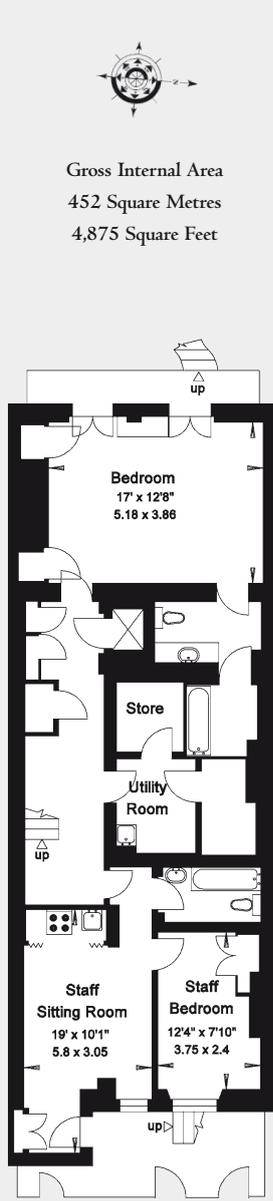
Second Floor



First Floor



Ground Floor



Lower Ground Floor

Gross Internal Area  
452 Square Metres  
4,875 Square Feet



**Important Notice**

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