

# 31 HYDE PARK GATE LONDON SW7



STRUTT  
& PARKER

LaneFox

Knight  
Frank





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# 31 HYDE PARK GATE LONDON SW7



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

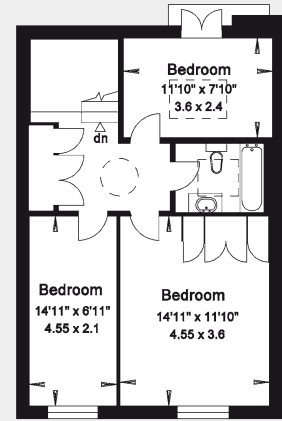
**Tenure** Freehold

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

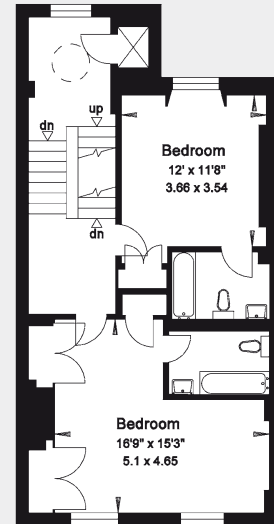
**Price** Upon Application



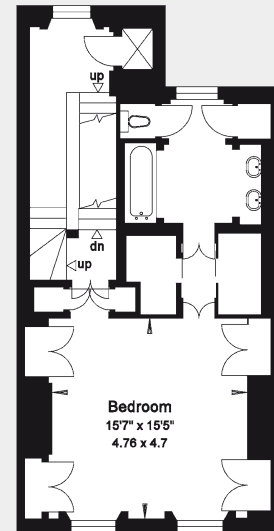
Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<div> <div>Very energy efficient - lower running costs</div> <div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <div>Not energy efficient - higher running costs</div> </div>			
41	51	39	47
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



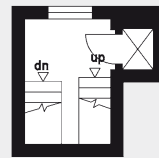
Fourth Floor



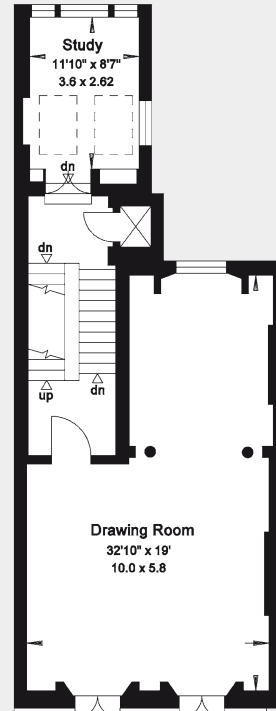
Third Floor



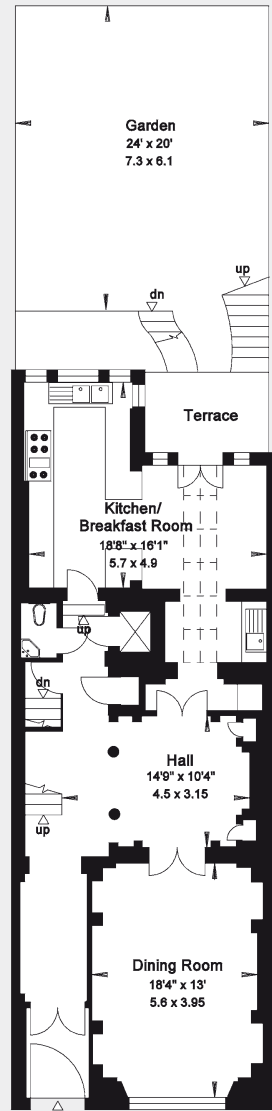
Second Floor



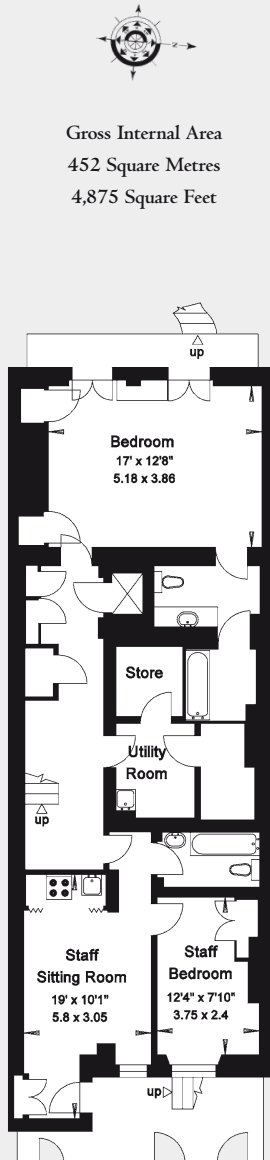
Upper First Floor



First Floor



Ground Floor



Lower Ground Floor

Gross Internal Area  
452 Square Metres  
4,875 Square Feet



#### Important Notice

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