



CHATTERTON | REES

# Flat 4 Albert Gate Court

Knightsbridge, London, SW1X 7PE

£6,250,000



5



5



2



# Flat 4 Albert Gate Court



## Description

This 2690sqft lateral apartment has five bedrooms and four bathrooms, three of which are en suite to bedrooms. The master bedroom has huge amounts of built in storage and a large bathroom with free standing bath and separate shower.

The double living area is truly impressive with circa 36ft in width, two Juliet balcony's and large windows. The kitchen also opens through to the living area via double doors, there is an island and plenty of cupboard space.

The property is on the second floor of a popular portered mansion block that backs on to Hyde park, benefitting from a lift, separate store room, a long recently extended lease as well as being so close to all of Knightsbridge restaurants shops and cafes including Zuma, Harrods and Harvey Nichols.

- Five Bedrooms
- 2690sqft including store room
- Porter
- Four Bathrooms
- 145 year lease
- Lift

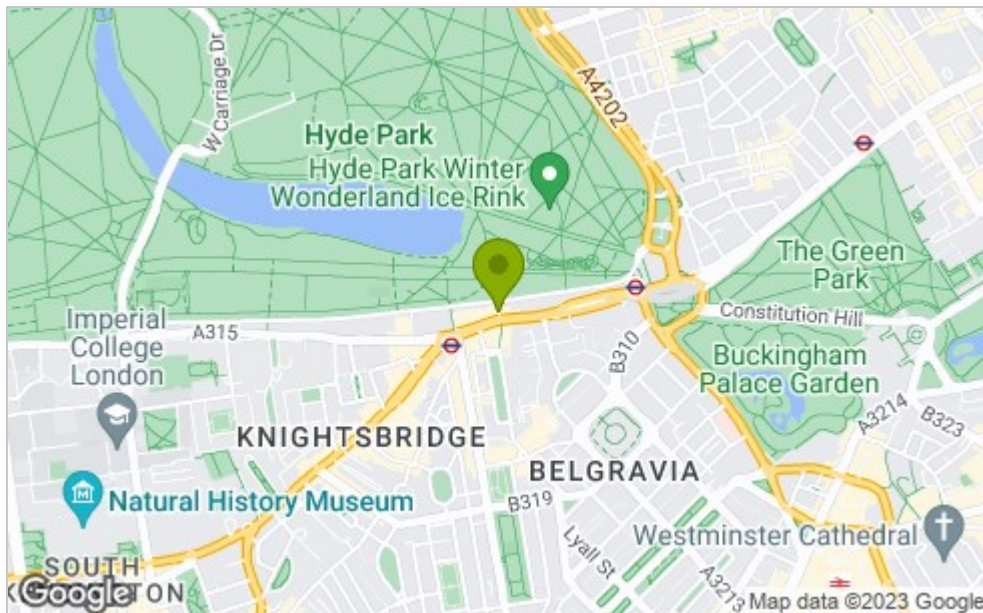




## Floor Plan



## Area Map



## Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

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