



CHATTERTON | REES



## Flat 4 Albert Gate Court, London, SW1X 7PE

**£7,250,000**

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.

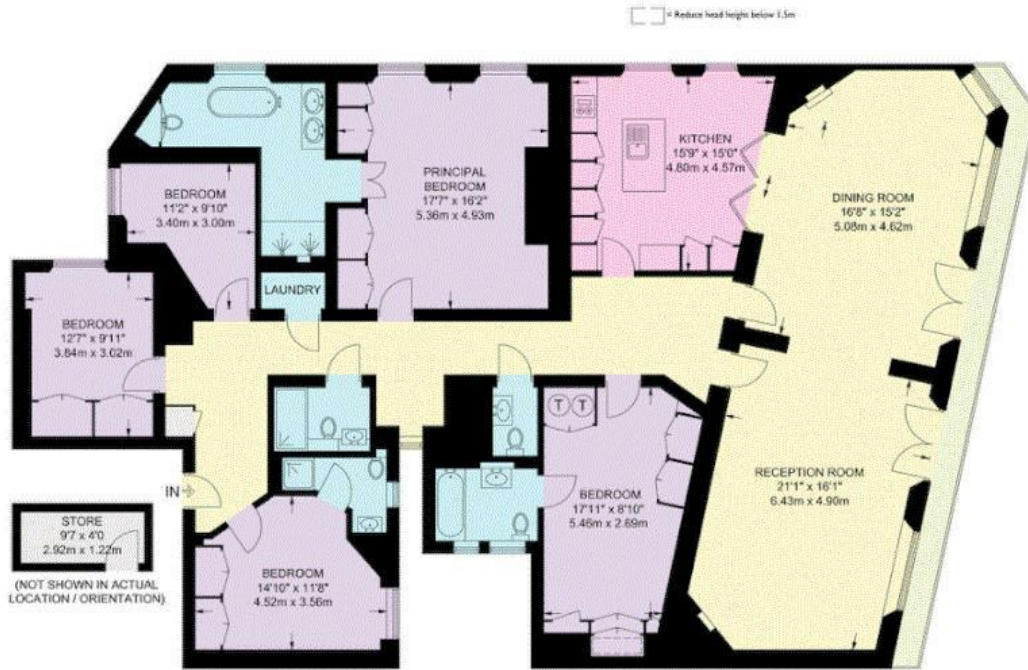
The double living area is truly impressive with circa 36ft in width, two Juliet balcony's and large windows. The kitchen also opens through to the living area via double doors, there is an island and plenty of cupboard space.

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.



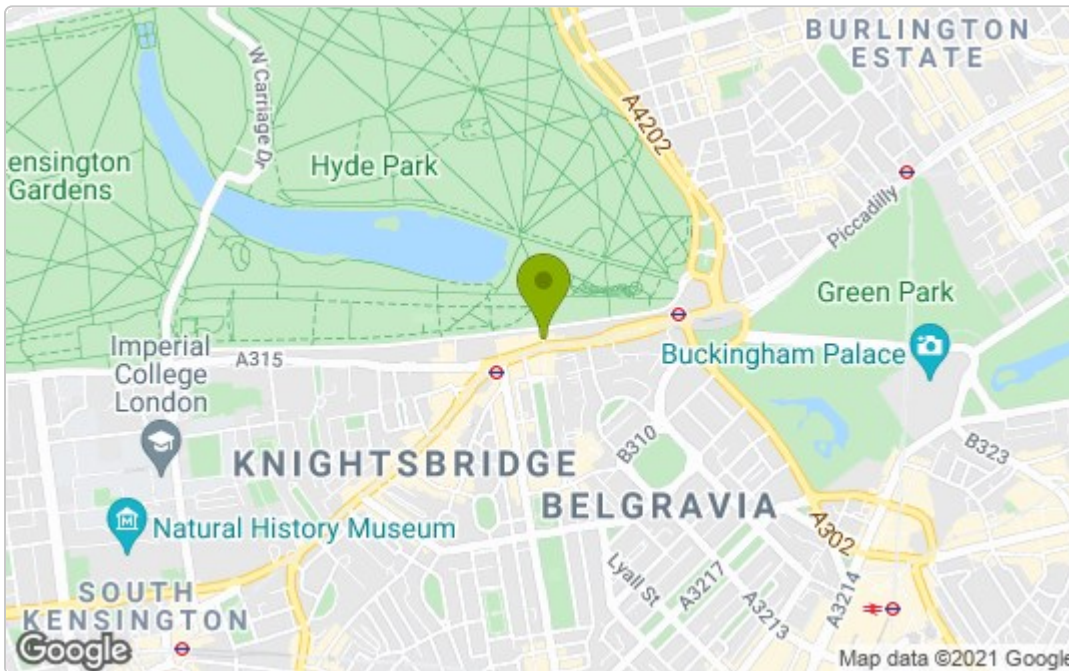
# Floor Plan

APPROXIMATE FLOOR AREA = 2652 SQ FT / 246.4 SQ M  
 STORE = 38 SQ FT / 3.5 SQ M  
 TOTAL = 2690 SQ FT / 249.9 SQ M  
 INCLUDING LIMITED USE AREA (25 SQ FT / 2.3 SQ M)



SECOND FLOOR

## Area Map



## Energy Efficiency Graph

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

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