

# Albert Hall Mansions

KENSINGTON GORE, SW7



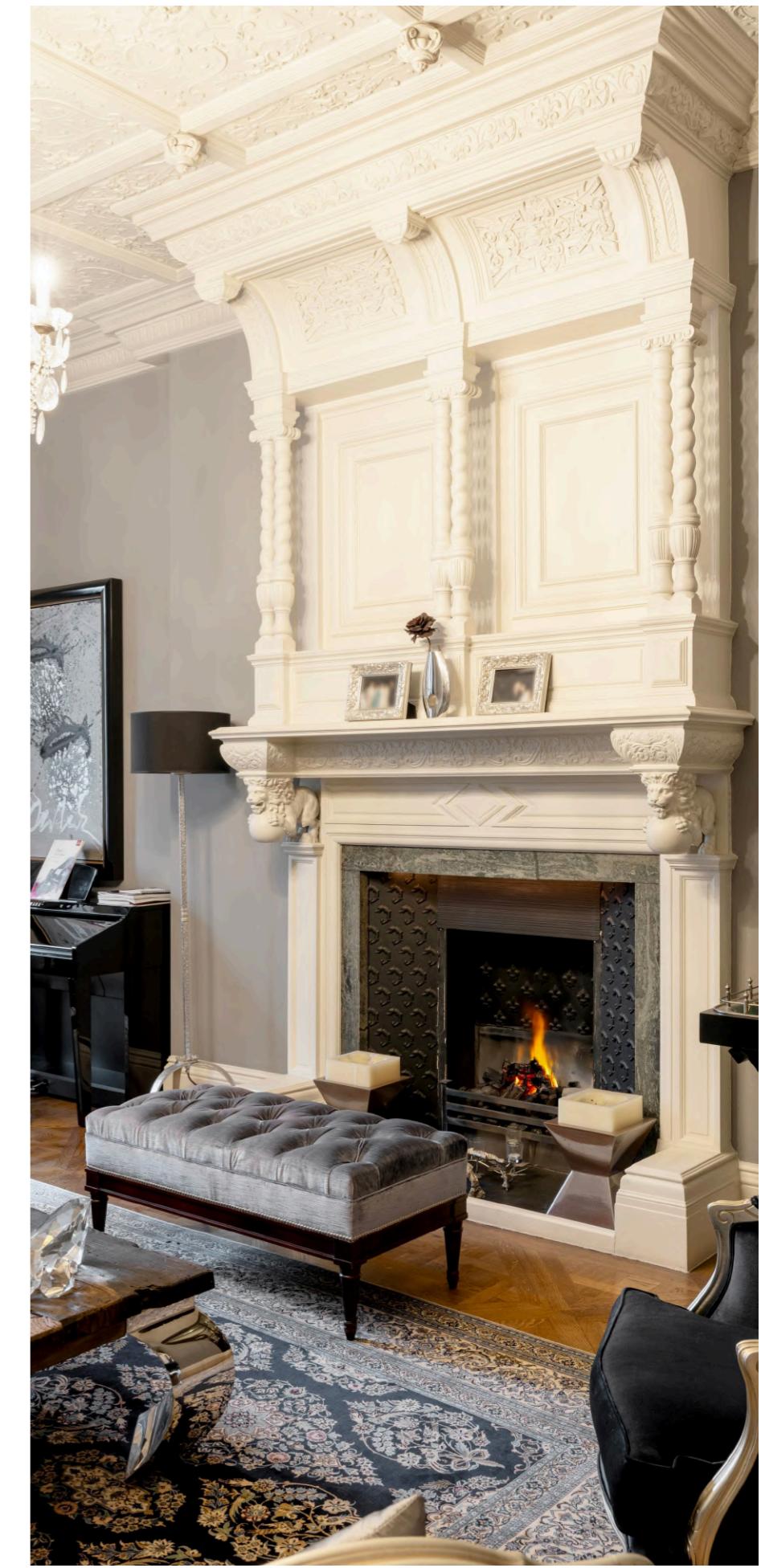
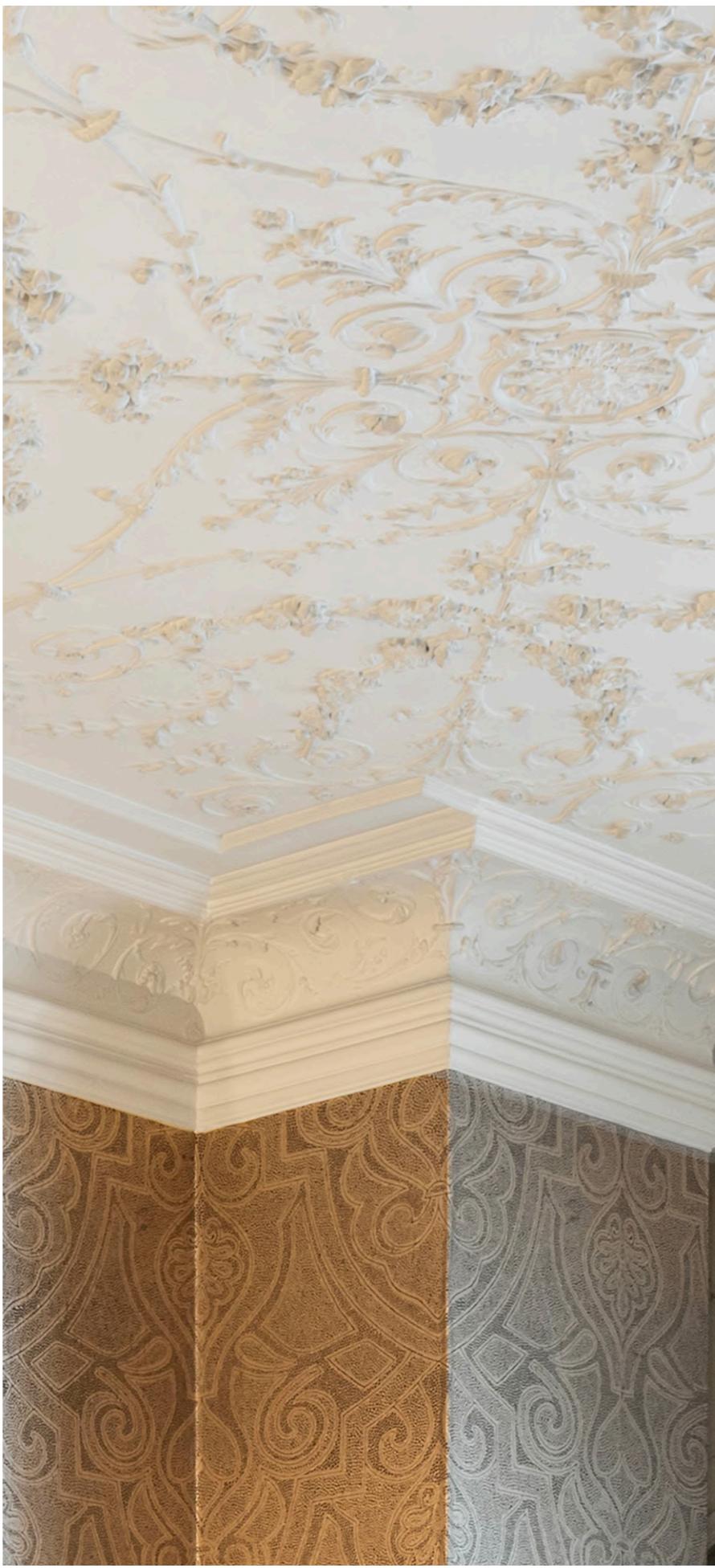
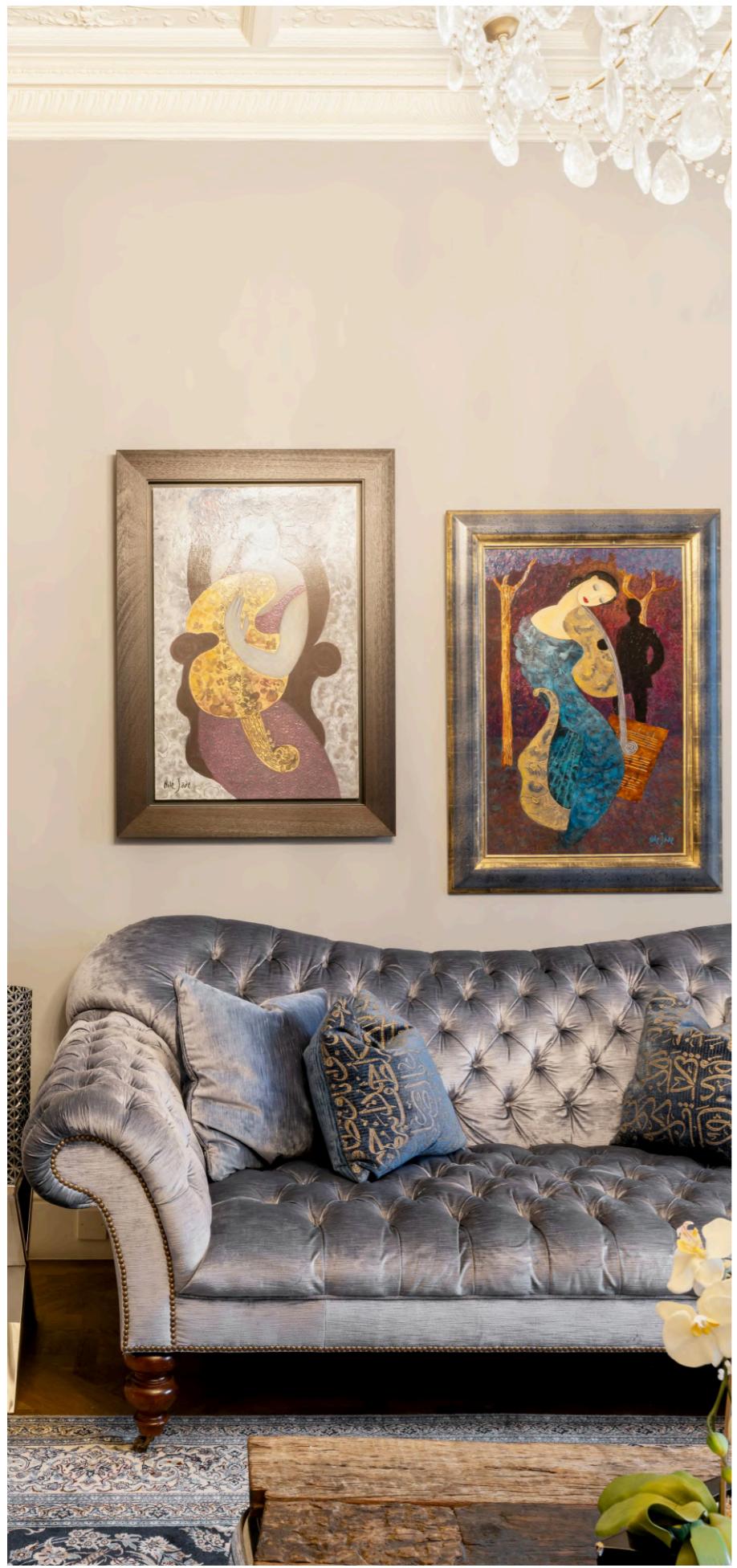


Offering one of the grandest entrance halls for an apartment of its' calibre, this is a stunning duplex apartment overlooking Hyde Park in one of London's most sought-after portered blocks.

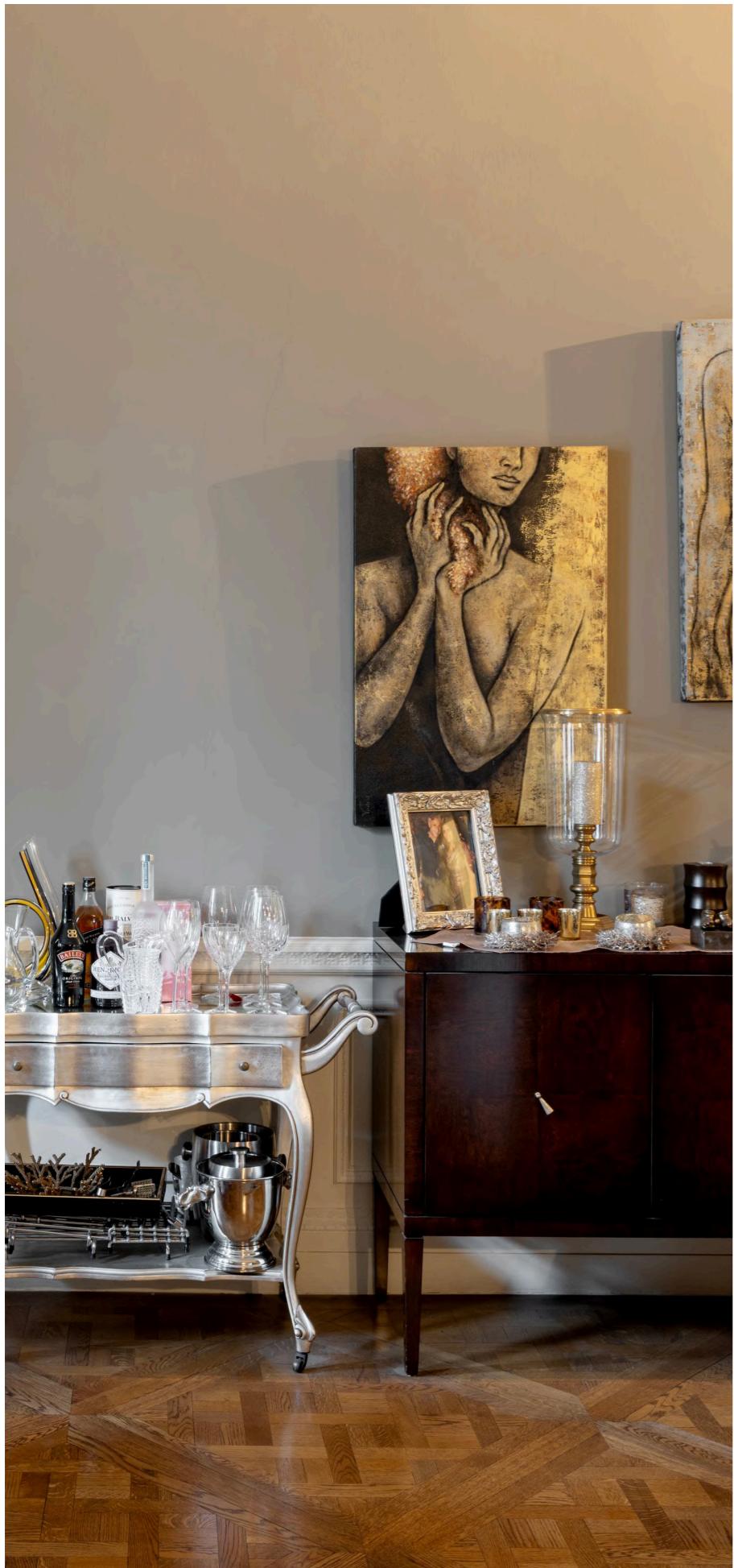
The flat is entered into the hallway where there is a sweeping staircase leading to the bedroom accommodation. Towards the front on the ground floor are two stunning reception rooms, both with ceiling heights of 3.5m, open fire places and wonderful views towards Hyde Park. Period features have been retained in the form of beautifully intricate cornicing. These are most generous rooms, perfect for relaxation or entertaining. Towards the rear is a fantastic open plan kitchen with sliding doors opening to a more informal reception / family room and adjacent is a discreetly positioned guest cloakroom. There is also a separate staff flat with its' own entrance door.

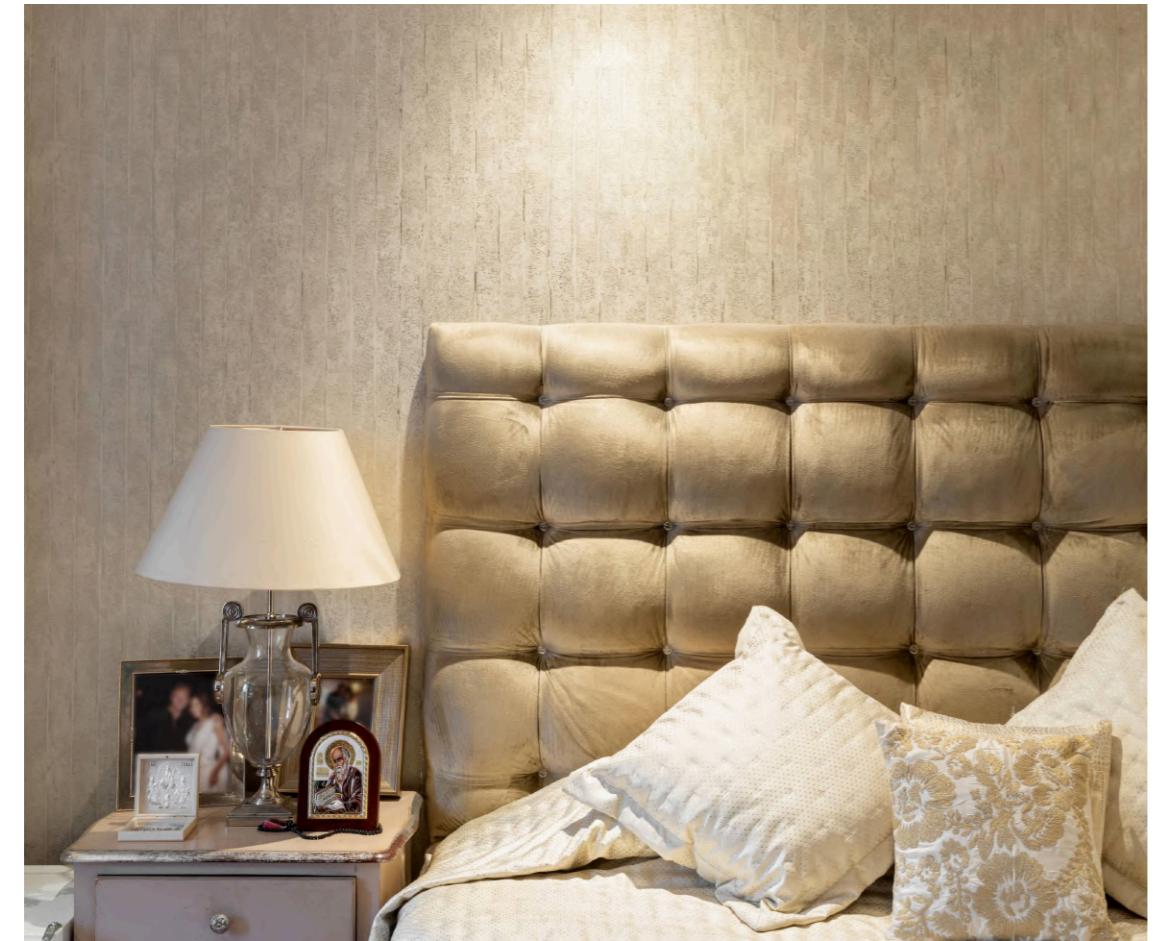




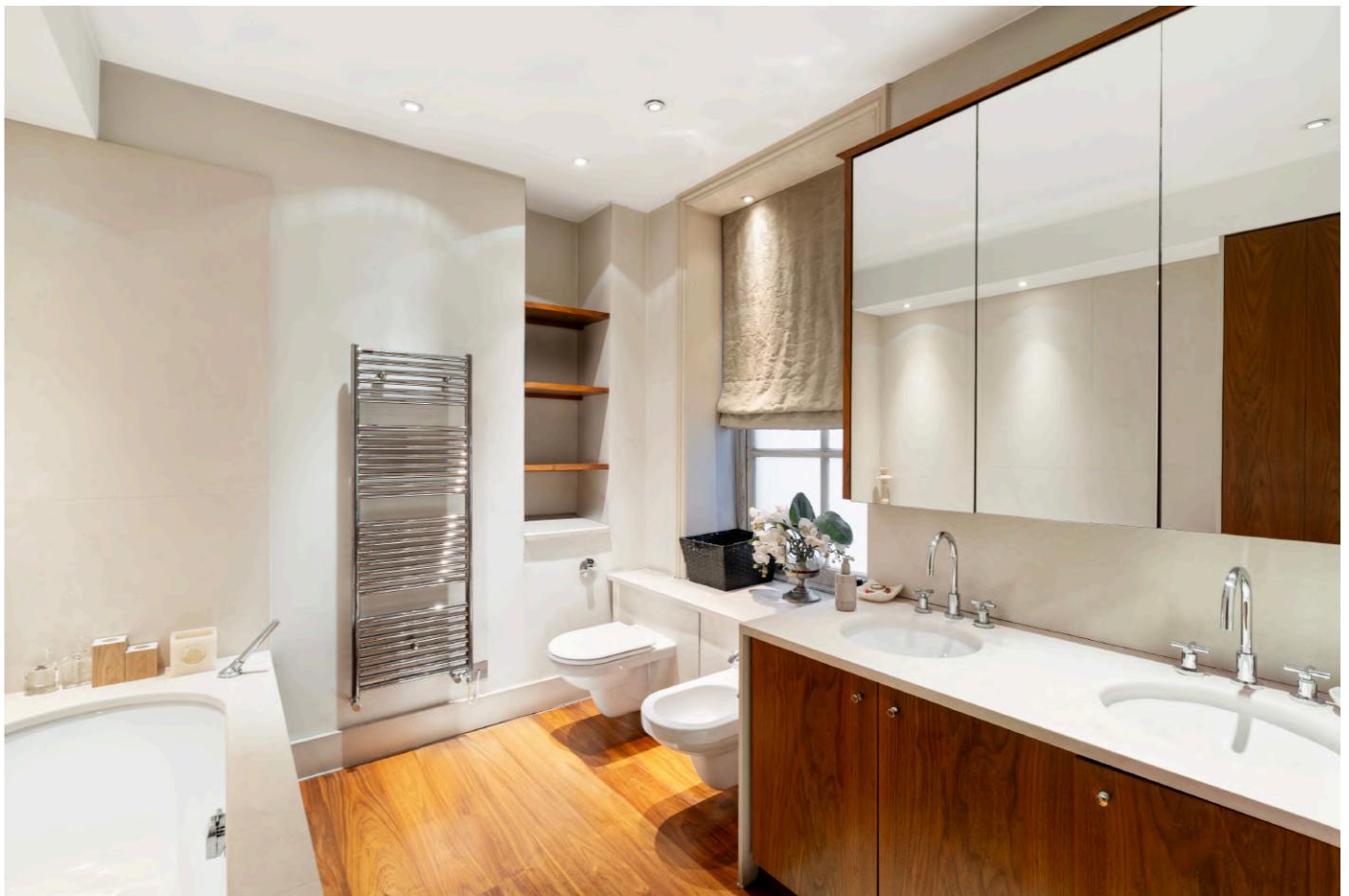




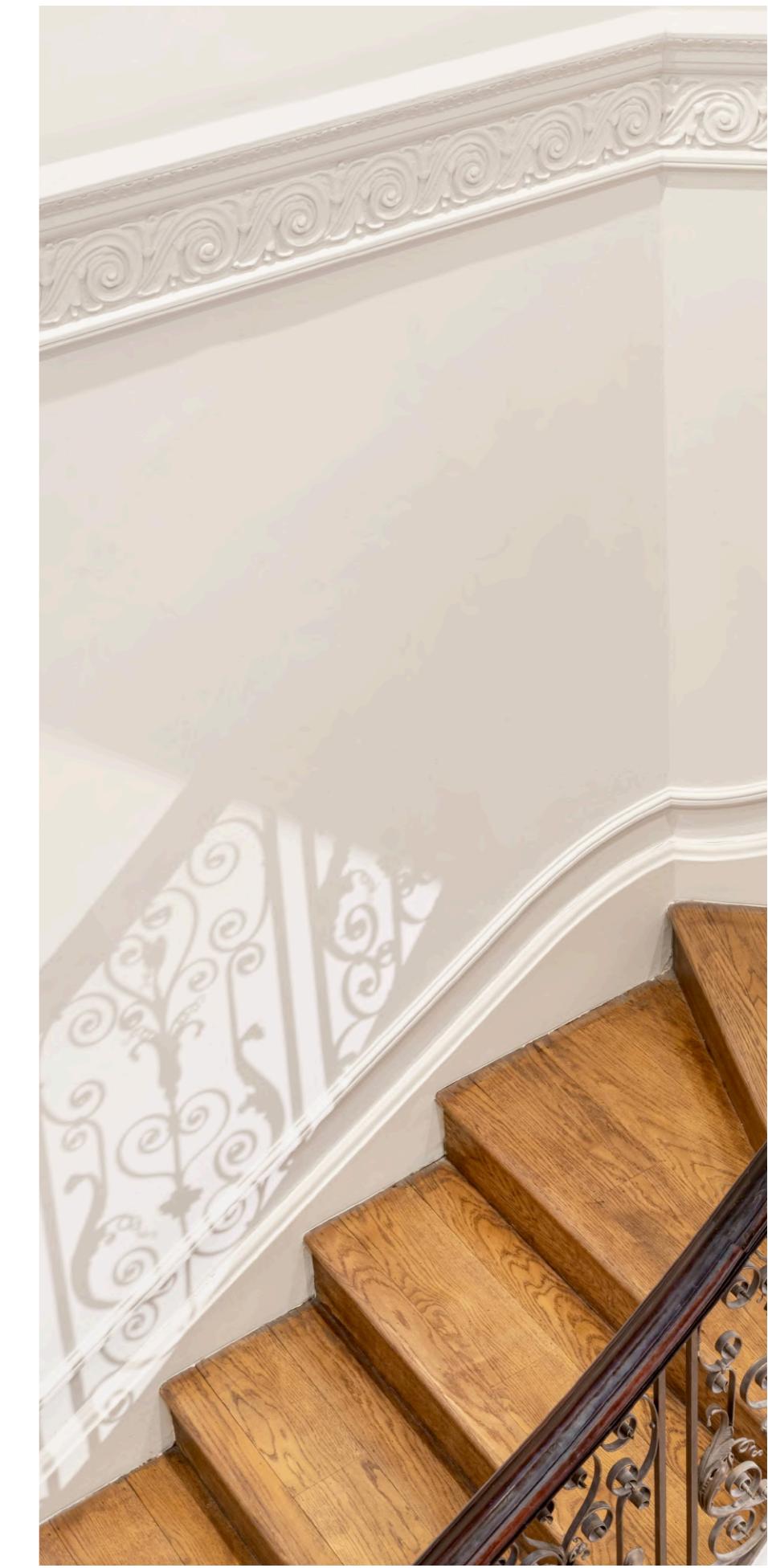




On the first floor, the master bedroom is expansive and offers a large en-suite bathroom with twin sinks, a bath and shower, as well as a walk-in wardrobe and additional storage. There is another large double bedroom also with an en-suite bathroom. The flat is completed by a smaller 3rd bedroom and a guest bathroom.

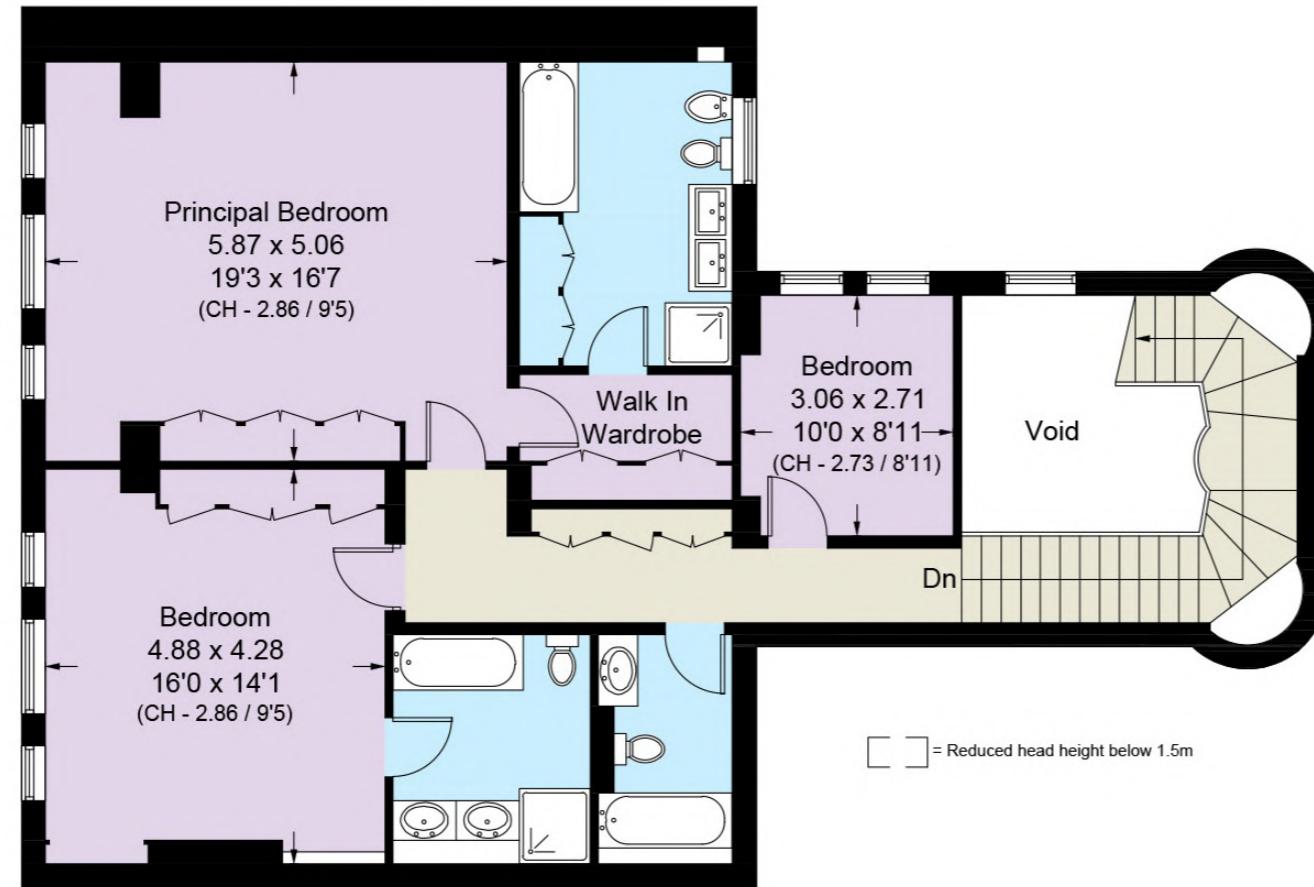




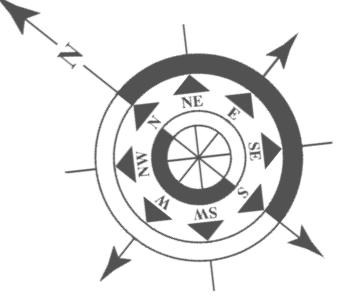


Albert Hall Mansions is a wonderful red-brick building which offers substantial residences in a world – class location. Within easy reach are some of London's finest museums, shops, bars and restaurants, and not to mention Hyde Park being opposite.

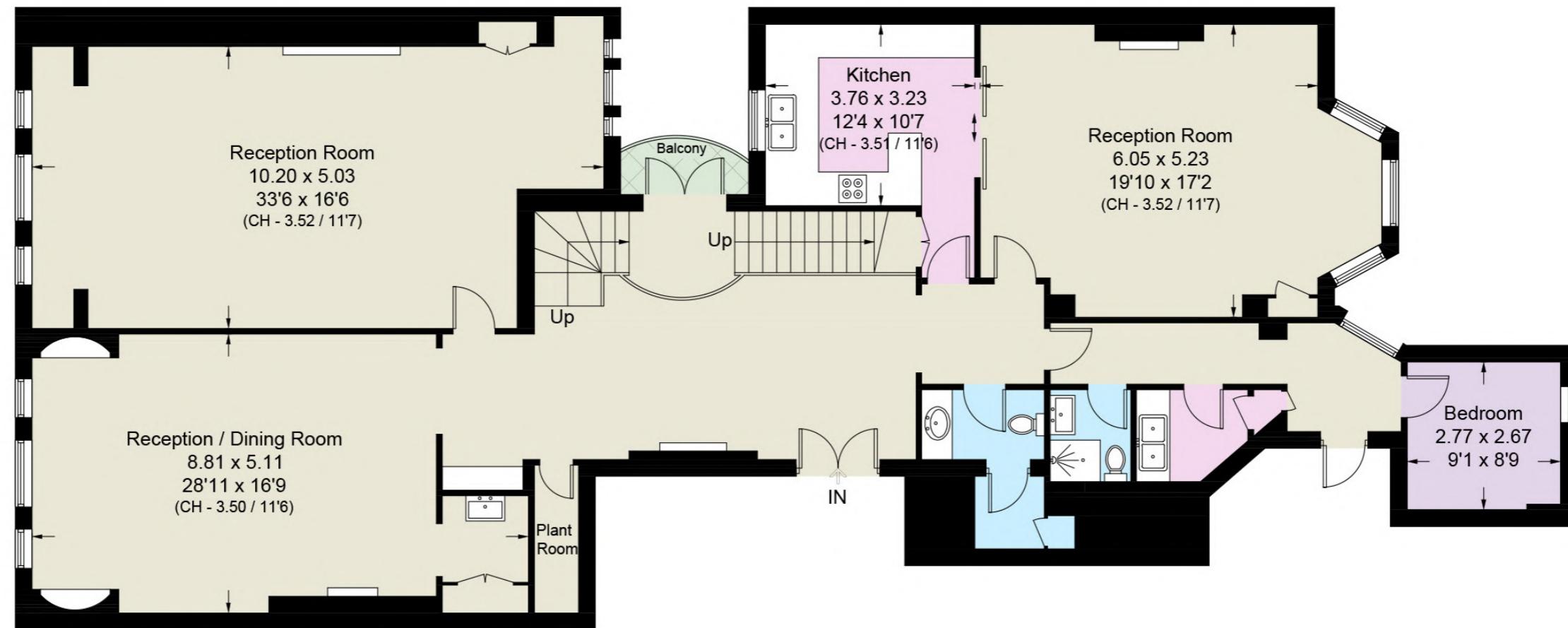




Approximate Area = 3,492 Sq Ft / 324.4 Sq M (Excluding Void)  
Including Limited Use Area 41 Sq Ft / 3.8 SqM



## First Floor



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings  
before making any decisions reliant upon them.

ALBERT HALL MANSIONS

ASKING PRICE  
£7,300,000

TENURE  
Share of Freehold- approx 983 years remaining

SERVICE CHARGE  
£22,934.84 Per Annum

RESERVE CONTRIBUTION  
£13,839.48 Per Annum

EPC  
D

COUNCIL TAX BAND  
H

LOCAL AUTHORITY  
Westminster

# Maskells

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.