



## **RUSSELL SIMPSON**

Exceptionally bright and spacious  
flat in a historic artist's home,  
moments away from Hyde Park

HYDE PARK GATE  
SOUTH KENSINGTON SW7

# Hyde Park Gate

£2,990,000

BEDROOMS 3	INTERNAL 2,014 SQ FT	OUTDOOR 171 SQ FT	COUNCIL RBKC
BATHROOMS 3	187 SQM	EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 972 YEARS	GROUND RENT —	SERVICE CHARGE £6,000 P/Y



## The Property

Elegant three-bedroom duplex flat with rear terrace on a prestigious street in South Kensington

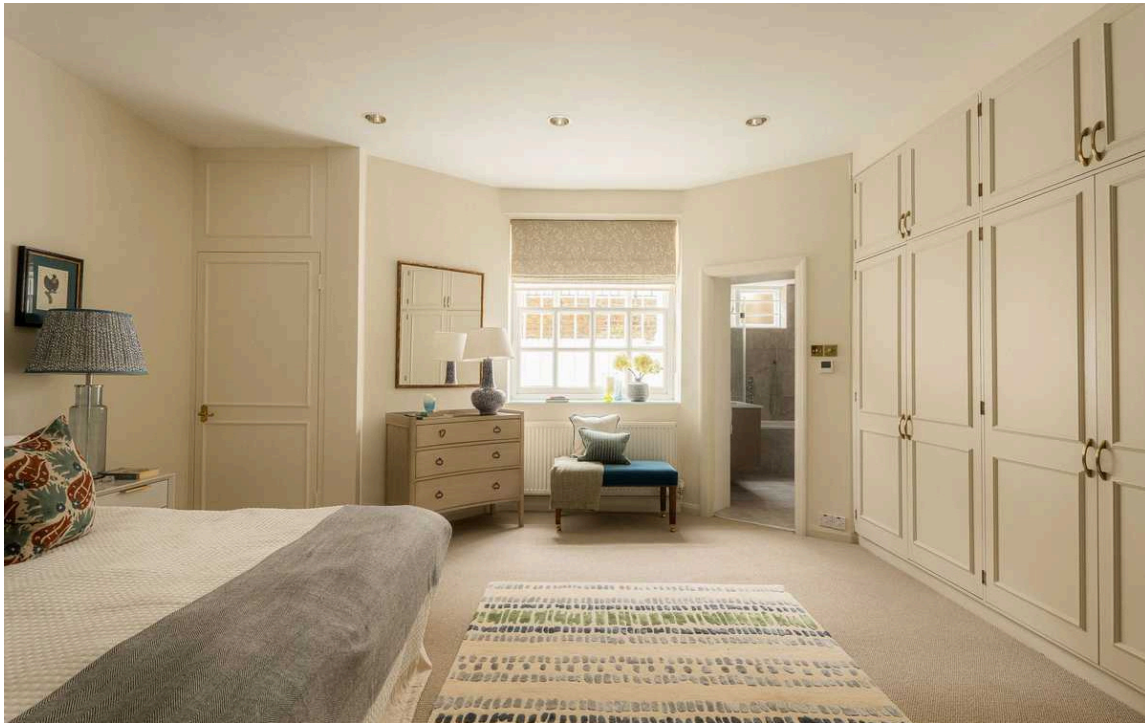




## Indoor Spaces

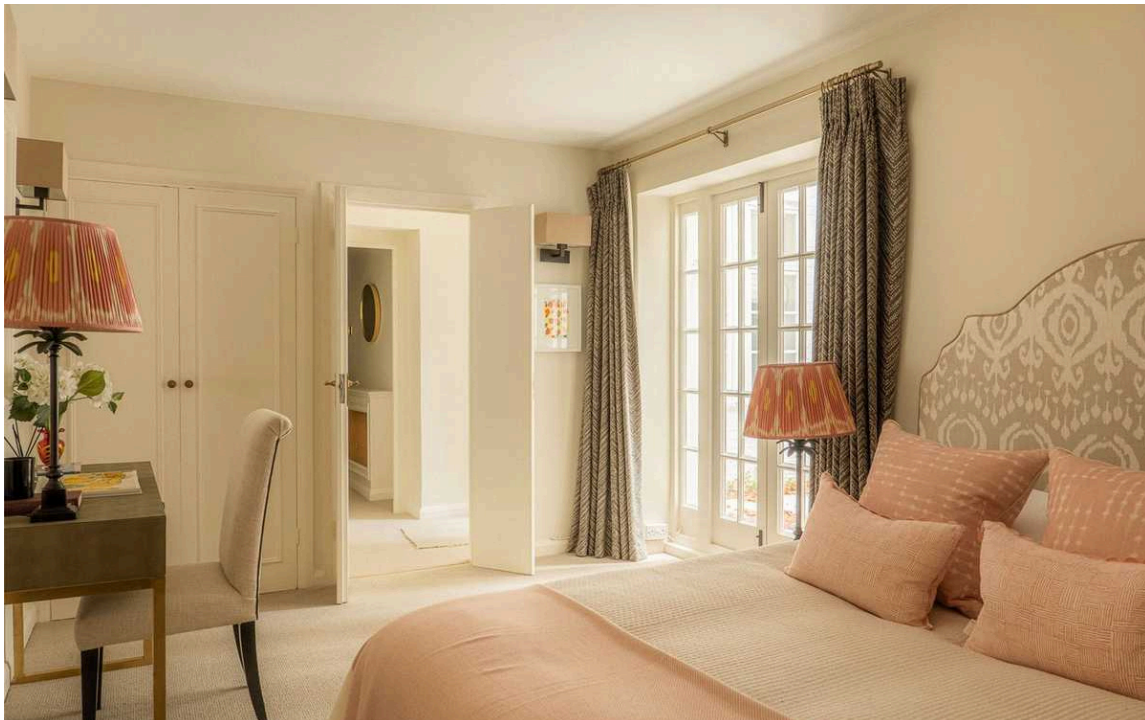
Stepping into the flat on the raised ground floor, the front hall leads through to a dining room. Next door is the kitchen with fitted units and stone tiling, while double doors lead on to a generous reception room, filled with light from a broad bay window. High ceilings, wooden floors, and decorative mouldings give these rooms a sense of grandeur and elegance.





## The Bedrooms

The lower ground floor contains three bedrooms. The principal bedroom offers an ensuite bathroom with a bath, a walk-in wardrobe and considerable storage space. The other two bedrooms are also ensuite, and both have French doors leading out onto the terrace.





## The Design

The flat is presented in good condition. Its interiors mix traditional and contemporary details to create stylish but comfortable interiors.





## The Neighbourhood

The property includes a paved rear terrace with enough space for outdoor eating.

The flat forms part of a townhouse built in 1871 by the Victorian architect Richard Norman Shaw, who also designed churches, country houses and the original Scotland Yard. Furthermore, it was home to the celebrated artist Sir Jacob Epstein from 1929-1959, a pioneer of Modernist sculpture. The house's first-floor ballroom became his studio.

The property is exceptionally well-positioned. Hyde Park and Kensington Gardens are both a short distance away, while Gloucester Road underground station is also close. In addition, the world-class cultural institutions of South Kensington and the exceptional restaurants and shops of Kensington High Street are within easy reach.

Hyde Park Gate is one of the most prestigious addresses in London. The name is shared by two parallel roads leading south from the park, lined with embassies, private homes and mansion flats.

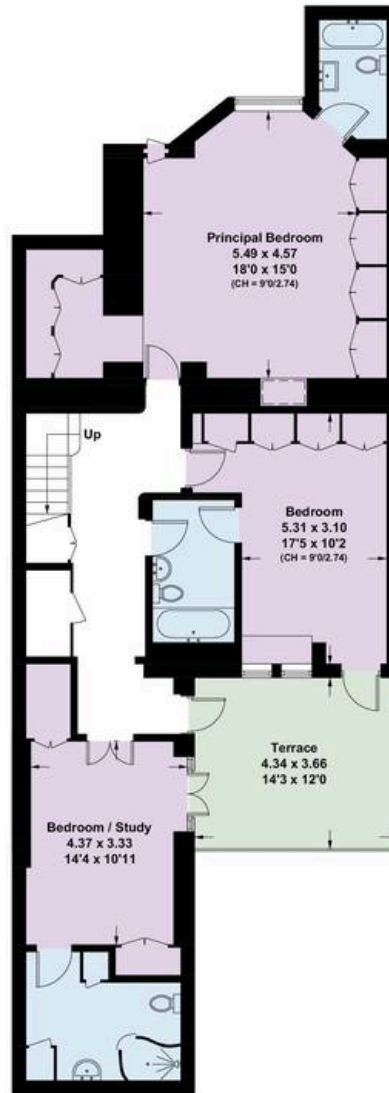
# Hyde Park Gate, SW7

**Approx Gross Internal Area**  
2,014 sq ft / 187.1 sq m

**Including Limited Use Area**  
15 sqft / 1.4 sq m

## RUSSELL SIMPSON

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.



LOWER GROUND FLOOR



RAISED GROUND FLOOR





**RUSSELL  
SIMPSON**

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