

25 Emperors Gate
South Kensington
London
SW7

**PRIME INVESTMENT
OPPORTUNITY**

Winkworth

Development & Commercial Investment

Superb Residential Investment Opportunity in South Kensington.



Investment Overview

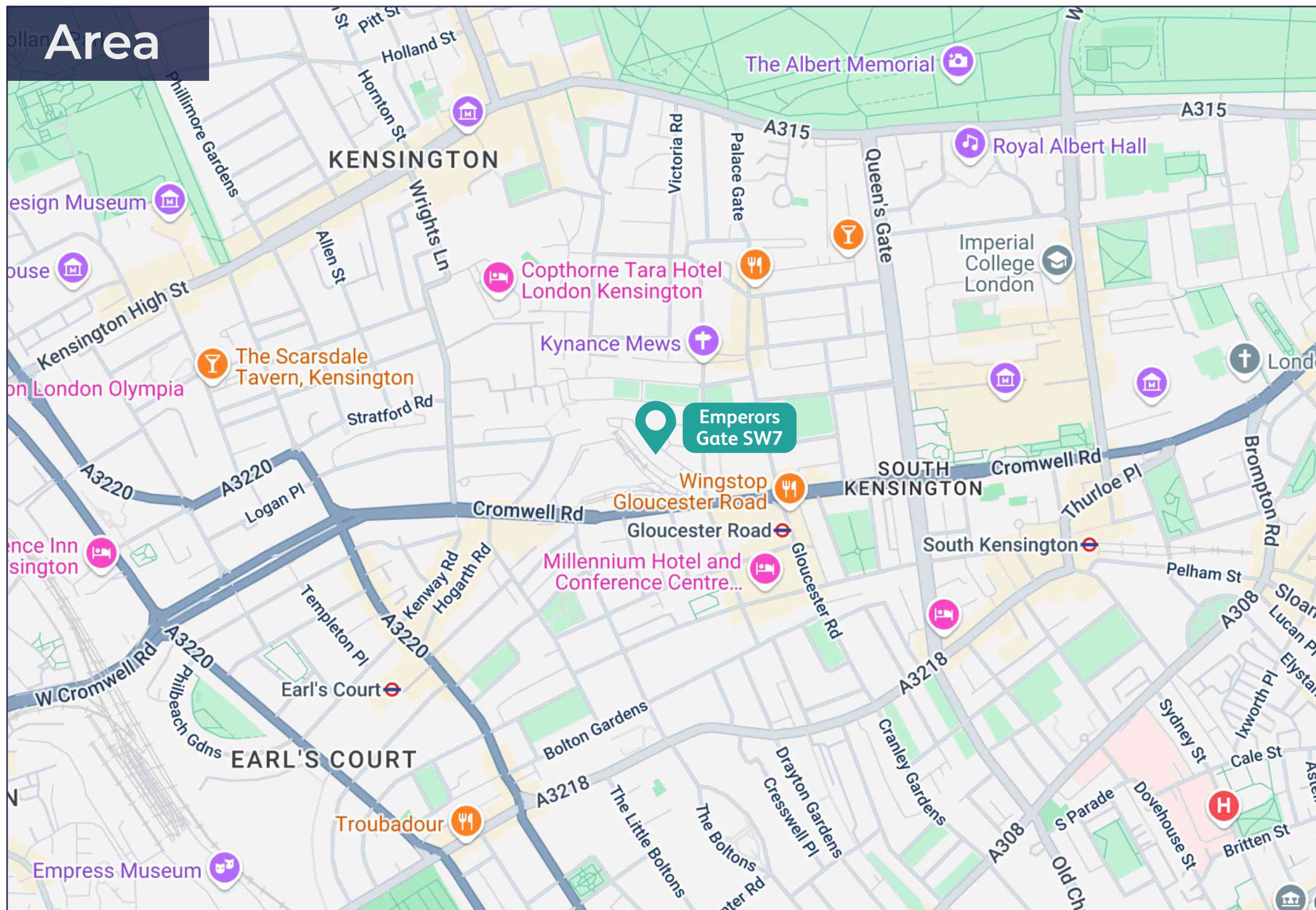
25 Emperors Gate is a *modern, purpose-built freehold block* comprising five beautifully presented residential units. Constructed in 2014, the property extends to 4,201 sq ft (390 sq m) and is currently fully let on Assured Shorthold Tenancies, generating a gross annual income in excess of £175,000.

Property Highlights:

- Recently constructed 5-storey purpose built block
- Comprising 5 self-contained Residential Apartments
- All units let on AST's generating c. £175,000 per annum.
- Presented in excellent decorative order.
- Scope for enhanced income via Serviced Apartments (stp)
- Potential ERV of £300,000 per annum.
- Prestigious South Kensington location.



Area



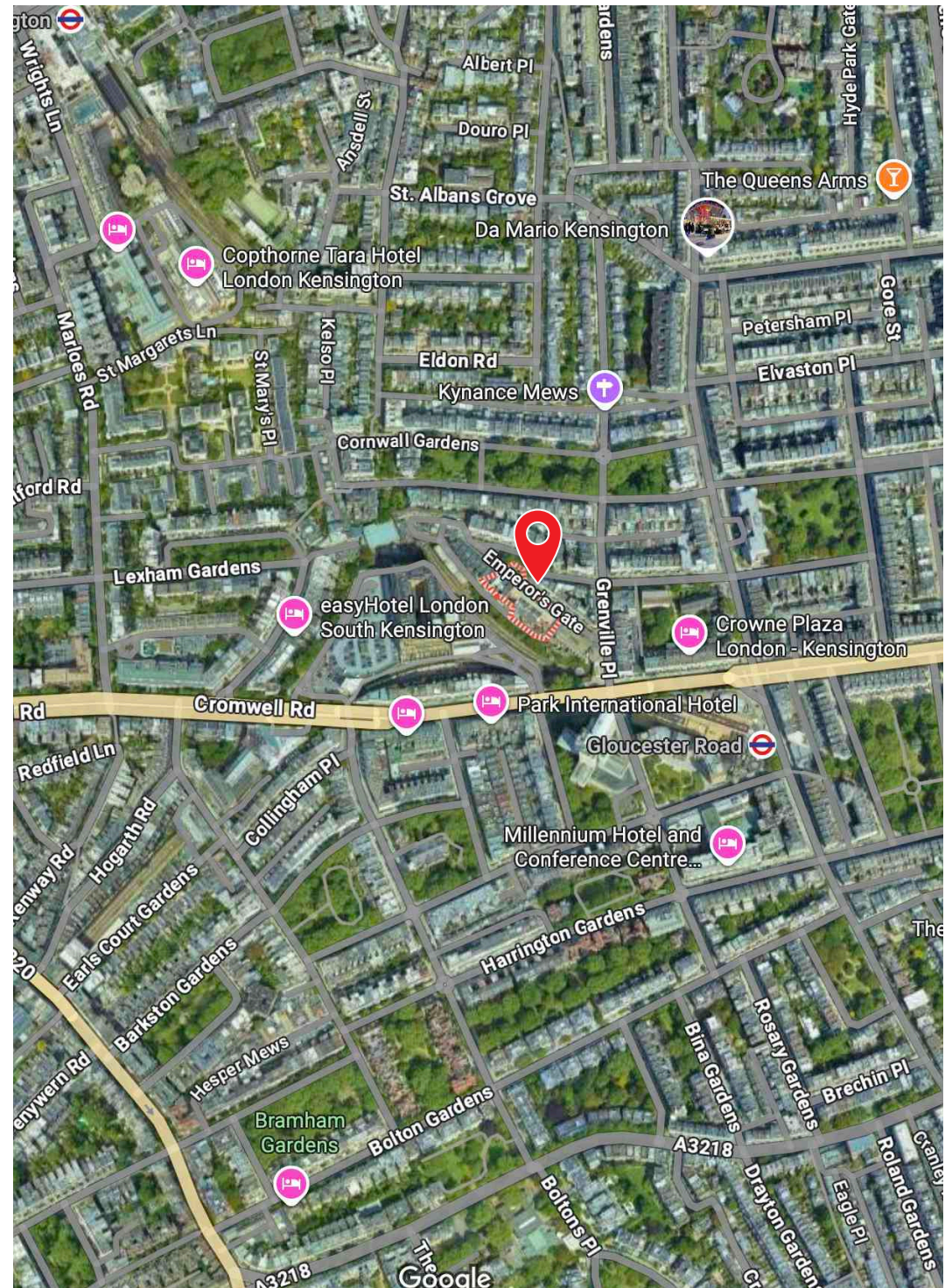
HISTORY & SITUATION

25 Emperors Gate is situated behind the grand mid-to-late 19th-century Victorian terraced townhouses that characterise South Kensington. The architectural language, stock brick with stucco ornamentation, decorative lintels, and arched entryways - reflects the era's affinity for classical revivalism and ornate detailing in residential design. These features tie into the broader aesthetic development of the area following the Great Exhibition of 1851.

South Kensington's evolution into a cultural and academic hotspot sprung from the legacy of the Great Exhibition and the subsequent establishment of institutions such as the Natural History Museum and the Victoria and Albert Museum. Residential buildings housed the professional and affluent classes that supported, and were drawn to, this intellectually vibrant quarter.

Situated within the prestigious Royal Borough of Kensington and Chelsea, properties like 25 Emperors Gate consistently attract significant interest for both private residence and rental. The area's proximity to elite educational institutions (e.g., Imperial College), world-class museums, and excellent transport links renders these buildings highly sought after, and a strong indicator of prime London real estate.

Today, 25 Emperors Gate stands as more than just a residential address - it's a piece of South Kensington's architectural narrative. Its modern façade blends seamlessly with a neighbourhood that values cultural heritage, while its interior evolution reflects the changing needs of London living. The building remains a visual and relevant anchor in one of the city's most esteemed enclaves.





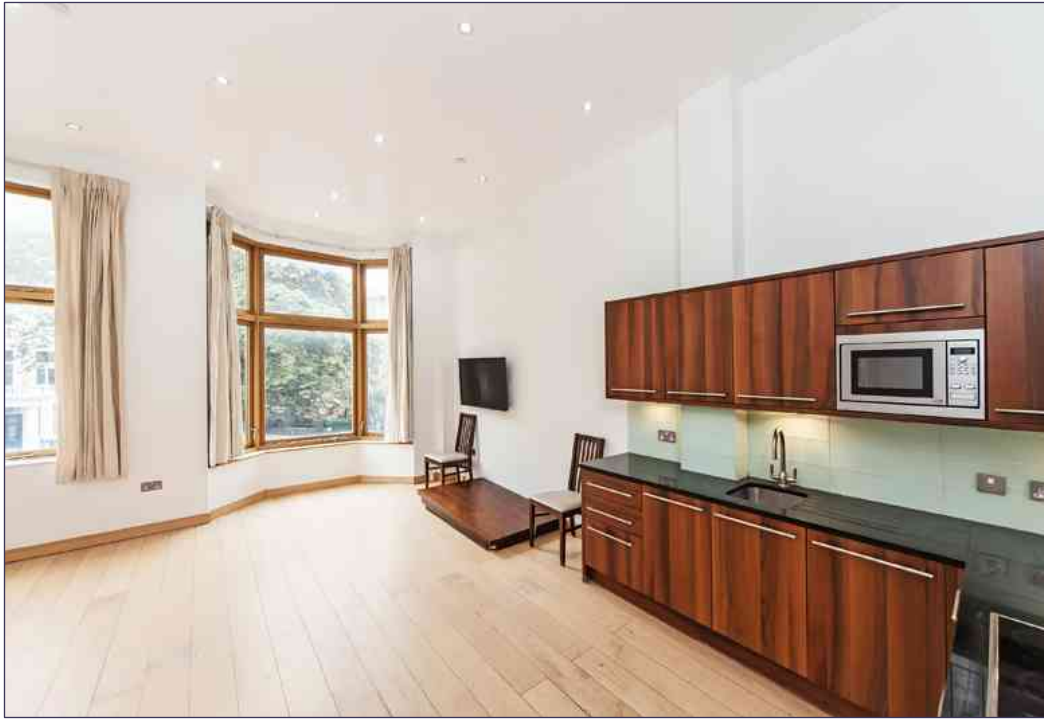
DESCRIPTION

This building is one of the rare, recently constructed purpose built residential apartment buildings. Completed just over 11 years ago, it is positioned discreetly along this important road with its own private entrance and lift service to all floors. The property is both secure and quiet with the well balanced accommodation providing:-

- 2 x Three Bedroom Apartments
- 2 x Two Bedroom Apartments
- 1 x One Bedroom Apartment

Presented in generally excellent decorative order the property enjoys a sprawling layout with a range of clever architectural designs providing half floors between each of the principal levels. Constructed predominantly with a concrete sub-frame the sound-proofing is excellent by modern standards and the vast bay windows across the 3 principal floors allow natural light to flood into the building with higher floors enjoying similar, fantastic views across this pretty London square.

Each of the apartments enjoy open-plan kitchens, well-appointed bathrooms and superior levels of security. Further capital investment would serve to drive up the annual income of the building generating a more favourable rental yield all within this spectacular London residential quarter.



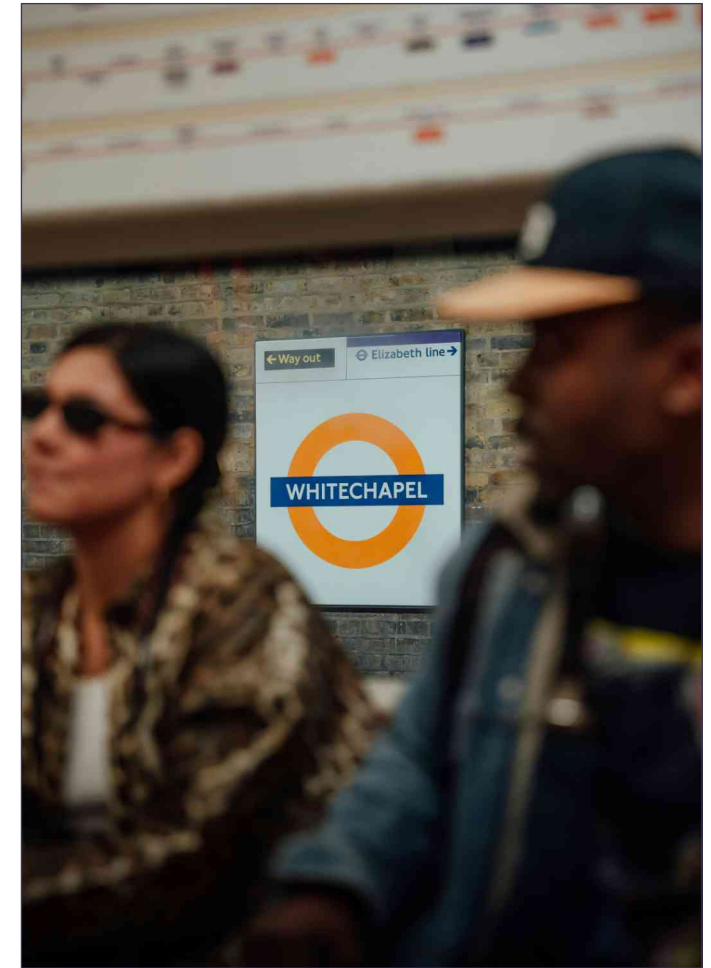
LOCATION

25 Emperors Gate sits in South Kensington, within the Royal Borough of Kensington and Chelsea, among Greater London's most affluent and prestigious areas. The district emerged in the mid-19th century around cultural landmarks like the Natural History Museum, Science Museum, and Victoria and Albert Museum - now collectively known as Albertopolis. Today, it's celebrated for its refined ambiance, Victorian architecture, and leafy garden squares.

This neighbourhood is an intellectual and creative hub. Landmark institutions, including Imperial College London, the Royal College of Music, the Royal College of Art, and the Royal Albert Hall - are within walking distance. The French community here is particularly vibrant, anchored by the Lycée Français Charles de Gaulle and the Institut Français, earning South Kensington the affectionate nickname "Paris's 21st Arrondissement".

Transport links are excellent. Gloucester Road and South Kensington tube stations offer Circle, District, and Piccadilly line access, and Knightsbridge station (a short walk away) adds to the convenience. Major thoroughfares such as Cromwell Road and Queen's Gate Avenue further connect the area to Hyde Park, the West End, the City, and Heathrow - all within easy reach.

Beyond cultural institutions, the area around Emperors Gate benefits from elegant streets lined with upscale cafés, bakeries, and local shops, particularly along Old Brompton Road and Gloucester Road. The local community is youthful, cosmopolitan, and vibrant - dominated by educated professionals and families enjoying a dynamic yet intimate urban lifestyle.



TRANSPORT

Tube: Gloucester Road Station (District, Circle, Piccadilly) is 300m away, with Earl's Court and High Street Kensington also nearby, offering fast links across London and direct access to Heathrow.

Rail: Victoria and Paddington are 15 minutes by Underground, providing national rail, Gatwick Express, Heathrow Express, and the Elizabeth Line.

Bus: Extensive services along Cromwell Road, Gloucester Road, and Old Brompton Road connect to Kensington, Chelsea, Knightsbridge, and the West End, with night routes ensuring round-the-clock travel.

Accessibility: PTAL rating 6A, reflecting excellent connectivity to Central London, key stations, and both airports.

Transport Links



Gloucester Road station

Circle line, District line, Piccadilly line, Zone: 1

Earl's Court station

District line, Piccadilly line, Zone: 1&2

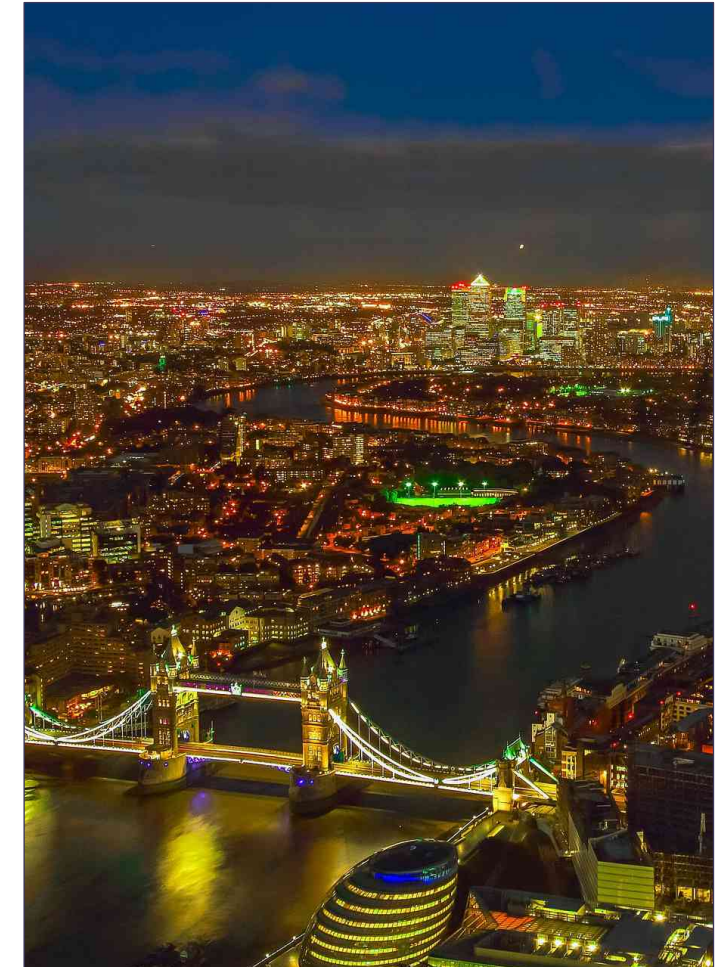
High Street Kensington station

Circle line, District line, Zone: 1



LOCATION

Situated in the heart of South Kensington, 25 Emperors Gate benefits from a prestigious address with exceptional connectivity and a wealth of local amenities. The neighbourhood is home to an array of renowned cultural landmarks including the Natural History Museum, the V&A, and the Royal Albert Hall, alongside luxury retail and dining on nearby Kensington High Street and Knightsbridge. Green open spaces such



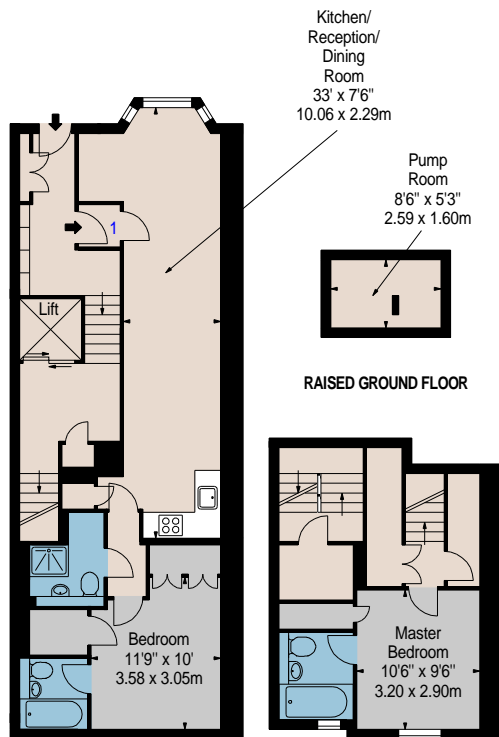
Plans

EMPERORS GATE SW7

Approx. Gross Internal Area *
4201 Ft² - 390.27 M²

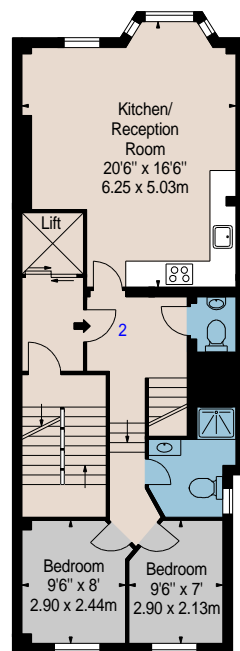
Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

* As Defined by RICS - Code of Measuring Practice
(Measurements Taken From Supplied Plans)

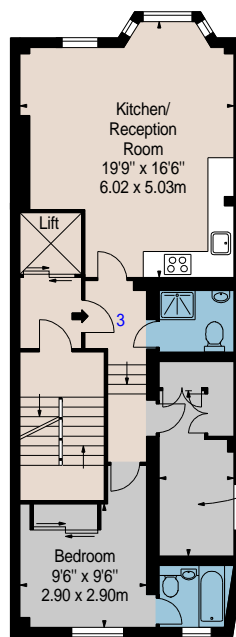


GROUND FLOOR

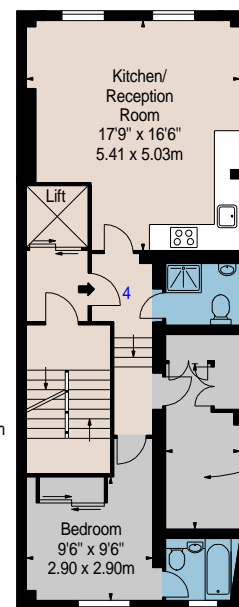
RAISED GROUND FLOOR



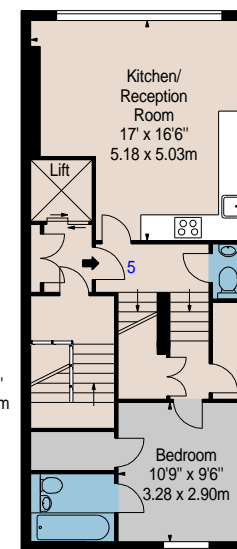
FIRST FLOOR



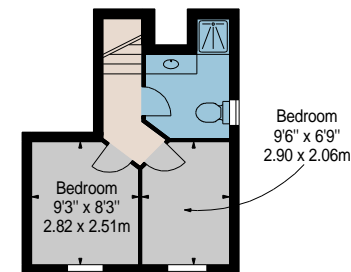
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



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Asking Price

Price on Application, subject to contract, for the Leasehold interest.

Title & Tenure

999 years from 21st September 2005. Title Number BGL55343

Method of Sale

The building is being sold via Private Treaty, Each party is to bear their own legal fees.

Planning

The property is not listed and is classified as Use Class C3 (Residential Dwellings).

Energy Certificate

Commissioned and available upon request.

VAT

The property is not elected for VAT.

Rates Payable

To be advised.

Rateable Value

We advise to check with the Local Authority:
The Royal Borough of Kensington & Chelsea

Anti Money Laundering

The purchaser will be required to provide the necessary information to satisfy AML requirements.

Viewings

Strictly by appointment only via the Sole Agents.



Contact Details

FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the Sole Agents:

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