



25 Emperors Gate, London, SW7 4HS

£4,500,000 Leasehold

Rental Investment.

A fabulous opportunity to acquire an attractive and purpose built block in the heart of South Kensington.

DESCRIPTION:

25 Emperors Gate extends to 4201sq/ft (390sq/m) that was newly built in 2014 and comprises of five well-presented units that are all fully Let on assured short hold tenancies providing a gross income of in excess of £175,000 per annum. The building benefits a lift and the accommodation is arranged as 2 three bedroom apartments, 2 two bedroom apartments and 1 one bedroom apartment. .

LOCATION:

Emperors Gate is ideally and quietly situated moments’ walk from the Gloucester Road that offers an array of shops and restaurants as well as the excellent transport facilities that include Circle, district and Piccadilly lines and easy access to the M4 and Heathrow. The open green spaces Hyde Park and Kensington Gardens are both close by as well as many notable London landmarks such as the Albert Hall and The Natural History Museum.

TENURE

Leasehold; 999 years from 21st September 2005

LOCAL AUTHORITY

The Royal Borough of Kensington & Chelsea



SCHEDULE OF ACCOMMODATION:

FLAT	ACCOMMODATION	FLOOR	SQ/FT (SQ/M)	EPC BAND
1	Reception room Kitchen Two bedrooms Three bathrooms	Ground	553sq/ft (51.37sq/m)	D
2	Open plan reception/kitchen Two bedrooms Bathroom Guest W.C	Raised ground & First	870sq/ft (80.82sq/m)	C
3	Open plan reception/kitchen Two bedrooms Two bathrooms	Second	617sq/ft (57.32sq/m)	B
4	Open plan reception/kitchen Two bedrooms Two bathrooms	Third	606sq/ft (56.29sq/m)	C
5	Open plan reception/kitchen Three bedrooms Two bathrooms Guest W.C	Fourth & Fifth	771sq/ft (71.62sq/m)	D

CURRENT RENTAL SCHEDULE:

FLAT	CURRENT RENTAL	TENANCY EXPIRY/RENEWAL DATE
1	£475 per week	14 th February 2027
2	£750 per week Agreed tenancy: £807.69 per week	17 th July 2025 Start: 1 st August 2025, Expiry: 31 st October 2026
3	£749.71 per week	31 st October 2025
4	£623.00	24 th January 2025
5	£800 per week	5 th September 2025
TOTAL	£3397.71week	

