

25 Emperors Gate
South Kensington
London
SW7

**PRIME INVESTMENT
OPPORTUNITY**

Winkworth

Development & Commercial Investment



Prime South Kensington Freehold with
Planning for Three Luxury Apartments

Emperors Gate, South Kensington

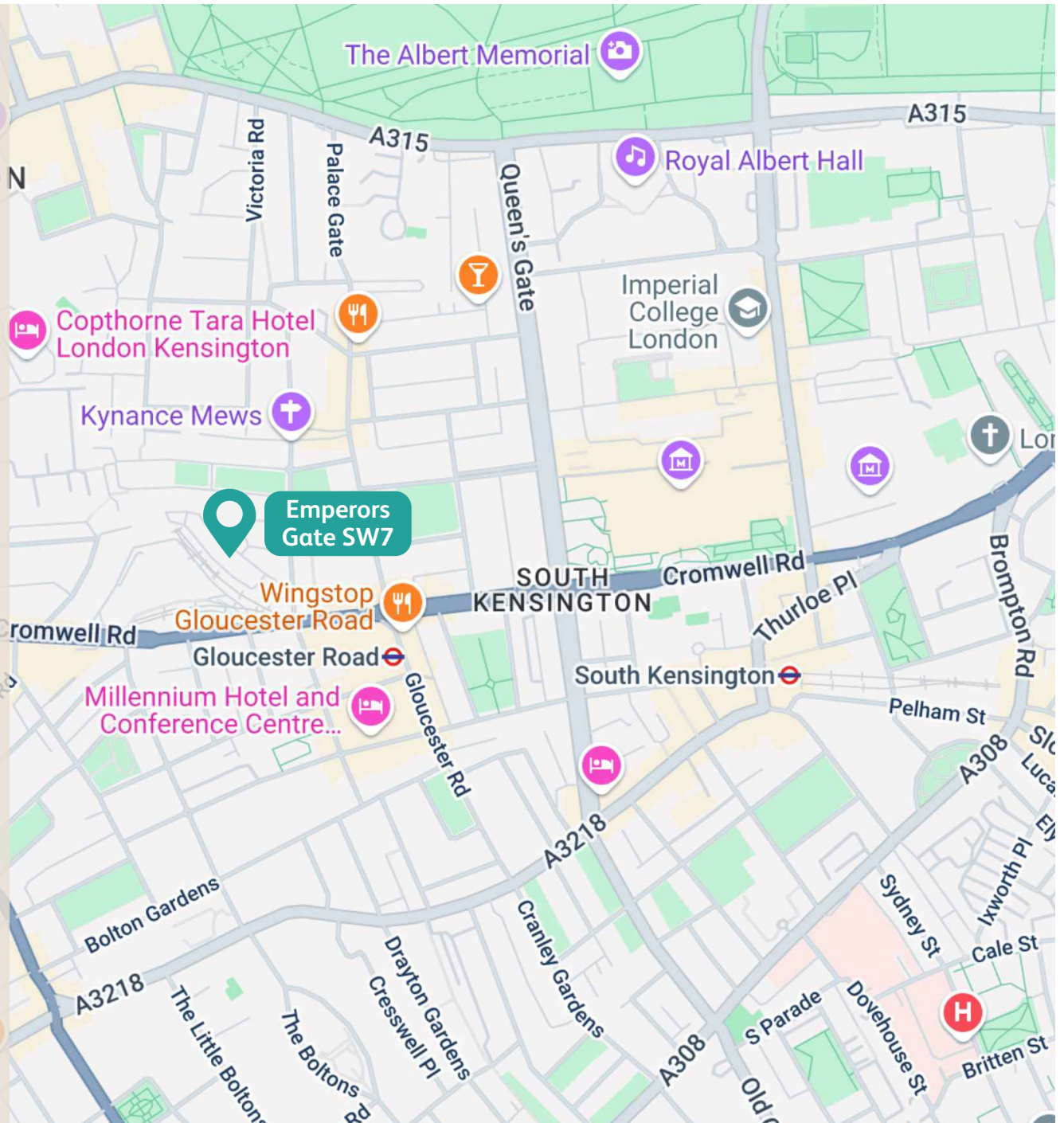
25 Emperors Gate is a modern, purpose-built freehold block comprising five beautifully presented residential units. Constructed in 2014, the property extends to 4,201 sq ft (390 sq m) and is currently fully let on Assured Shorthold Tenancies, generating a gross annual income in excess of £175,000.

- Planning consent for 3 luxury apartments
- Prime South Kensington freehold
- Vacant and ready for development
- Capital value approx. £1,147 psf
- Strong local sales comparables
- Ideal for resale or rental strategies

Location

Located in the heart of South Kensington, Emperors Gate is set on a quiet residential street moments from Gloucester Road station. This prized postcode offers a blend of historic charm, diplomatic presence, and cosmopolitan lifestyle.

The area is home to major institutions such as the Royal Albert Hall, Imperial College, and the Natural History Museum, as well as exceptional restaurants and world-class retail, including Harrods and Brompton Cross.



Description

A rare, modern freehold of six flats, built just over 11 years ago with private entrance and lift access. The mix includes two three-beds, two two-beds, and one one-bed.

Split-level floors and large bay windows create light-filled interiors. Concrete construction ensures excellent soundproofing. Well-presented with scope to improve income and value.



Area

South Kensington is one of London's most prestigious areas, known for its elegant Victorian architecture, cultural landmarks, and vibrant international community.

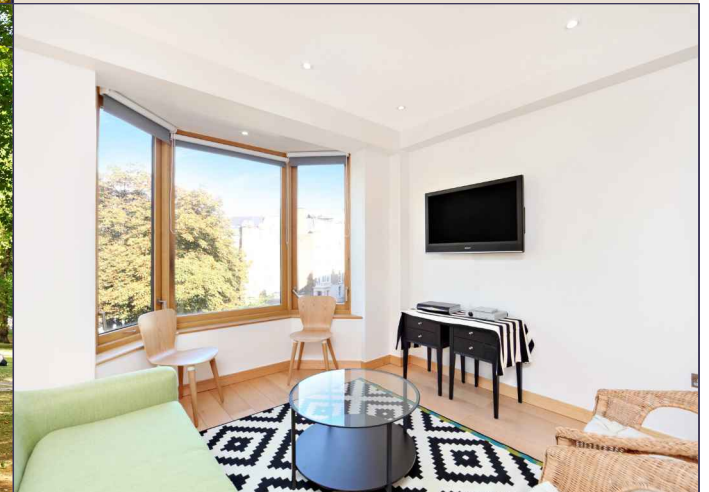
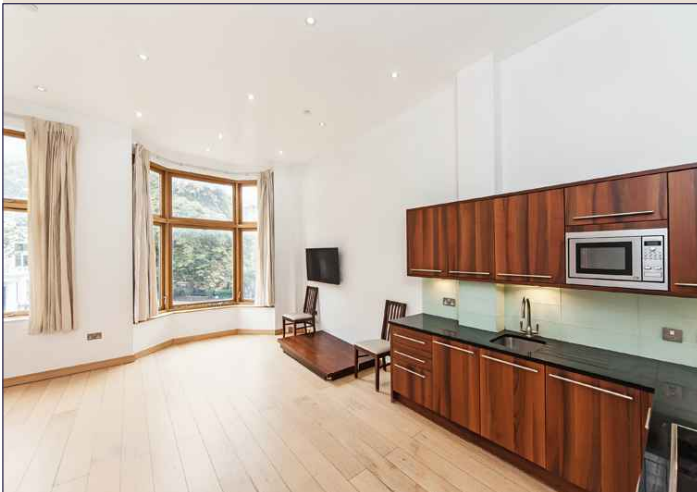
With excellent transport links via Gloucester Road, South Kensington, and Knightsbridge stations, it offers a refined yet dynamic lifestyle surrounded by cafés, boutiques, and world-class institutions.



Transport

South Kensington benefits from excellent connectivity. Gloucester Road Station (District, Circle, Piccadilly lines), with Earl's Court and High Street Kensington also close by.

Victoria and Paddington are within 15 minutes via Underground, offering direct links to Gatwick, Heathrow, and the Elizabeth Line. Extensive bus routes run along nearby roads, and a PTAL rating of 6A.



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)



BKR

www.bkrfloorplans.co.uk
T: 0345 257 2023
© BKR 2017

Details

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.

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Contact Us

Adam Stackhouse

+44 7889 510036

+44 20 7355 0285

astackhouse@winkworth.co.uk

Chris Ryan

+44 7385 413368

+44 20 7355 0285

cryan@winkworth.co.uk

Jonathan Hacker

+44 20 7355 0285

+44 7817 004082

jhacker@winkworth.co.uk

Winkworth Developments & Commercial Investments

Head Office: 80 Strand,
London, WC2R 0RL

Winkworth

Development & Commercial Investment