



RUSSELL SIMPSON

Exceptional four-bedroom
flat with spectacular
views over Hyde Park and
Kensington Gardens

BROADWALK HOUSE
HYDE PARK GATE SW7

Broadwalk House Hyde Park Gate SW7

£7,500,000

BEDROOMS 4	INTERNAL 3,603 SQ FT	OUTDOOR 307 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 3	334 SQ M	EPC B	COUNCIL TAX Band H
BATHROOMS 4	SERVICE CHARGE £10,080 per quarter	TENURE Leasehold	LENGTH OF LEASE 128 years





The Property



Duplex flat with lateral layout and balconies on one of London's most sought-after private roads.

Entering the flat on the ninth floor, the front hall opens directly onto a spacious reception room. As well as enough space for separate dining and seating areas, the room features floor-to-ceiling windows and French doors leading out onto the balcony, offering spectacular views over Kensington Gardens and Hyde Park.

This floor also contains an informal sitting room with its own south-facing balcony, as well as a fitted kitchen and a guest WC.

The property's interiors are decorated in a contemporary style to maximise the sense of light and space throughout.





Russell Simpson



Broadwalk House





The tenth floor features three bedrooms. One bedroom has an ensuite bathroom with a bath, as well as its own dressing room and an adjacent study. Another bedroom has an ensuite bathroom and a wide south-facing window with views across the roofs of Chelsea. The third has a bathroom opposite and considerable storage space.

This level also contains a utility room and a staff area with its own bathroom and separate entrance.







Outdoor Spaces & The Neighbourhood

The flat occupies the upper floors of one of the highest buildings in area. Its unusually wide balcony overlooks 625 acres of open parkland. Furthermore, the building includes a porter, off-street parking and a lift.

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. One of these was home to several historical figures, including Winston Churchill and Virginia Woolf. Today the streets are lined with several embassies, as well as private homes and mansion flats.

Broadwalk House is exceptionally well-positioned, midway between the world-class cultural institutions of South Kensington, and the restaurants and shops of Kensington High Street. Hyde Park and Kensington Gardens are both a short distance away, while Gloucester Road underground station is also close.

APPROXIMATE INTERNAL AREA

3,603 SQ FT / 334 SQ M

INCLUDING LIMITED USE AREA

98 SQ FT / 9.1 SQ M

OUTSIDE AREA

307 SQ FT / 28 SQ M





RUSSELL SIMPSON

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View

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