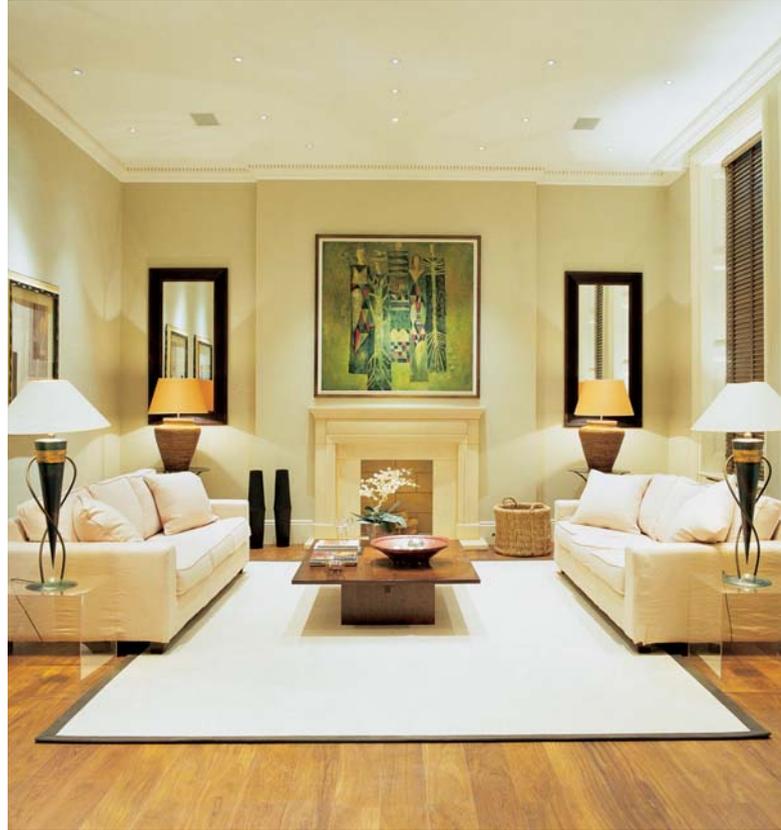


**an exquisite apartment in Kensington Gore...**

**A** **STUNNING THREE BEDROOM APARTMENT** (of approx 1816ft<sup>2</sup> 168.7m<sup>2</sup>) with an impressive south-facing 24'10 (7.6m) x 18'2" (5.5m) **drawing room**, a spacious interconnecting **dining room** and **3 bedroom suites**. The apartment has been transformed using the finest materials and the latest technology to create a sophisticated state-of the-art residence. The apartment features a **Linn Hi-Fi multi-room audio/visual system** in most rooms and **plasma screens** in both principle bedrooms, with wiring provision for the third bedroom, drawing room and **kitchen**. An automated **Lutron system** has been installed, which provides the occupants with a whole range of lighting possibilities from scene-setting to security, at the touch of a button. Comprehensive cabling is in place for **ISDN** and **ADSL** users.

Albert Court is a Grade II listed building of great style and historic importance, dating back to 1888. It is situated in the central location of **Kensington Gore**, adjacent to the **Royal Albert Hall on Hyde Park**. It is within easy reach of **Knightsbridge, Kensington and Holland Park**. The impressive central reception Hall of Albert Court was designed to take horse-drawn carriages and features minstrels galleries and large fireplaces. The apartment has an **independent entrance** on Prince Consort Road and there are abundant residents' parking bays ■



Drawing Room



leading to Dining Room



The Kitchen and Dining Room





The Master Bedroom and its en-suite Bathroom



The Second Principal Bedroom



The Third Guest Bedroom

### Accommodation

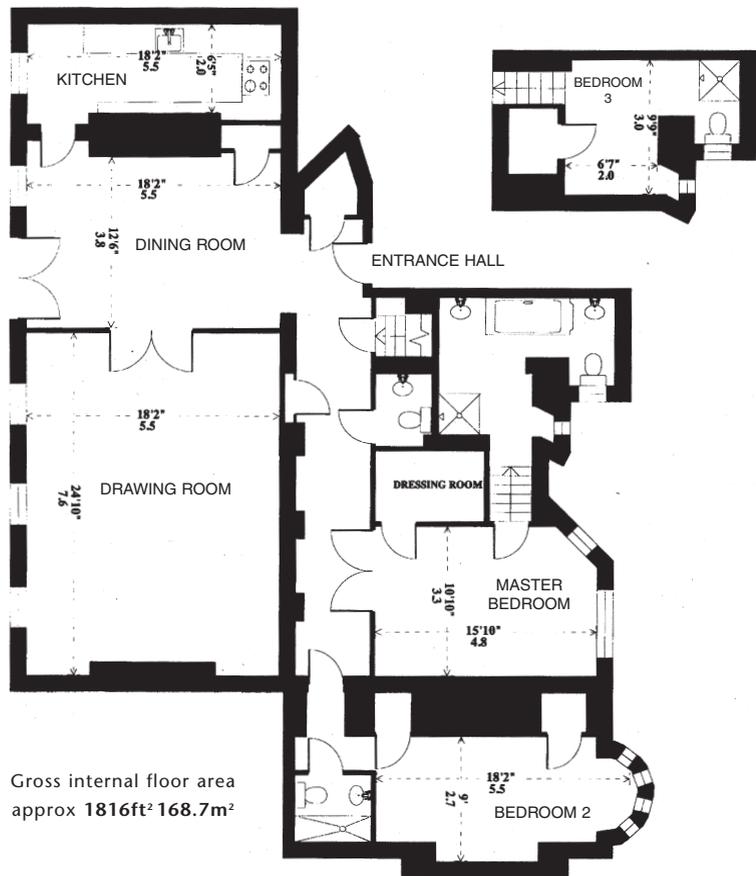
Entrance Hall  
Reception Room  
Dining Room  
Guest Cloakroom  
Kitchen  
Master Bedroom with en-suite Bathroom and Dressing Room  
Second Bedroom with en-suite Shower Room  
Third Bedroom with en-suite Shower Room

### Amenities

**Lutron** automated lighting system  
**Linn Hi-Fi** multi-room audio/ visual System  
Cabling for ISDN and ADSL  
Video Entry Phone System  
Security Alarm  
1x plasma screen, 1x LCD screen  
Linn CD, Tuner, Amplifiers  
Sony 200 CD disc changer DVD  
Provision for real flame gas fires  
24 hours Porterage

### Terms

**Lease:** New 999 yr lease from 29th Sept 2001 plus share of Freehold.  
**Ground Rent:** £150 pa. (rising).  
**Service Charge:** £3,300 per annum (including £2,200 contribution towards sinking fund)



Gross internal floor area  
approx 1816ft<sup>2</sup> 168.7m<sup>2</sup>

SOLE AGENTS



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