



Queens Gate Gardens, *South Kensington SW7*

CHESTERTONS

Queens Gate Gardens

South Kensington SW7

A freehold investment opportunity consisting of five outstanding apartments.

A highly attractive stucco fronted period building comprising five outstanding apartments configured as a ground and lower ground floor maisonette, an apartment on the first, second and third floors, and a fourth and fifth floor penthouse. There is lift access to all floors including direct access to the penthouse, and all five apartments are let and income producing.

Specification

- Freehold investment opportunity
- 2 X 3 bedroom apartments
- 2 X 2 bedroom apartments
- 1 X 1 bedroom apartment
- Fully let and income producing
- Passenger lift to all floors





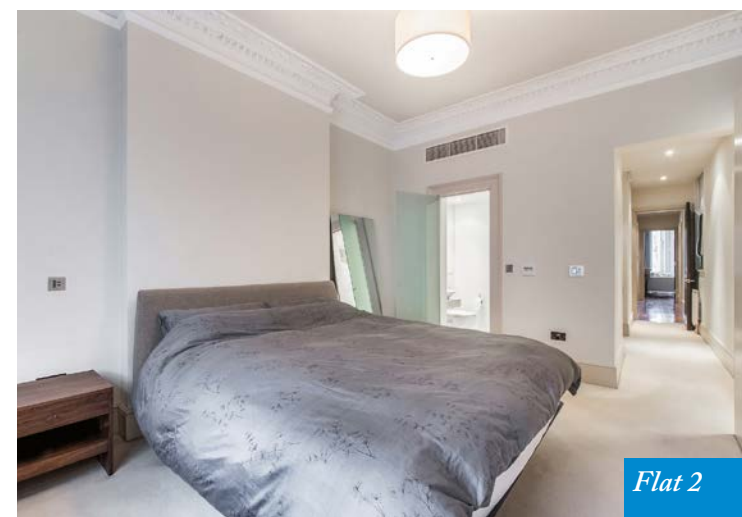
Flat 4



Flat 4



Flat 3



Flat 2

Location

Queens Gate Gardens is one of south Kensington's most sought after garden squares, being located between Queens Gate and Gloucester Road, as well as short walk from South Kensington and Gloucester Road underground stations (Circle, District and Piccadilly Lines).

There are a wide selection of restaurants, bars, shops and boutiques to choose from with Kensington Gardens, The Royal Albert Hall and The Natural History Museum being in the immediate vicinity.

Tenure

Freehold

Sale Price

Price available on application

Legal Costs

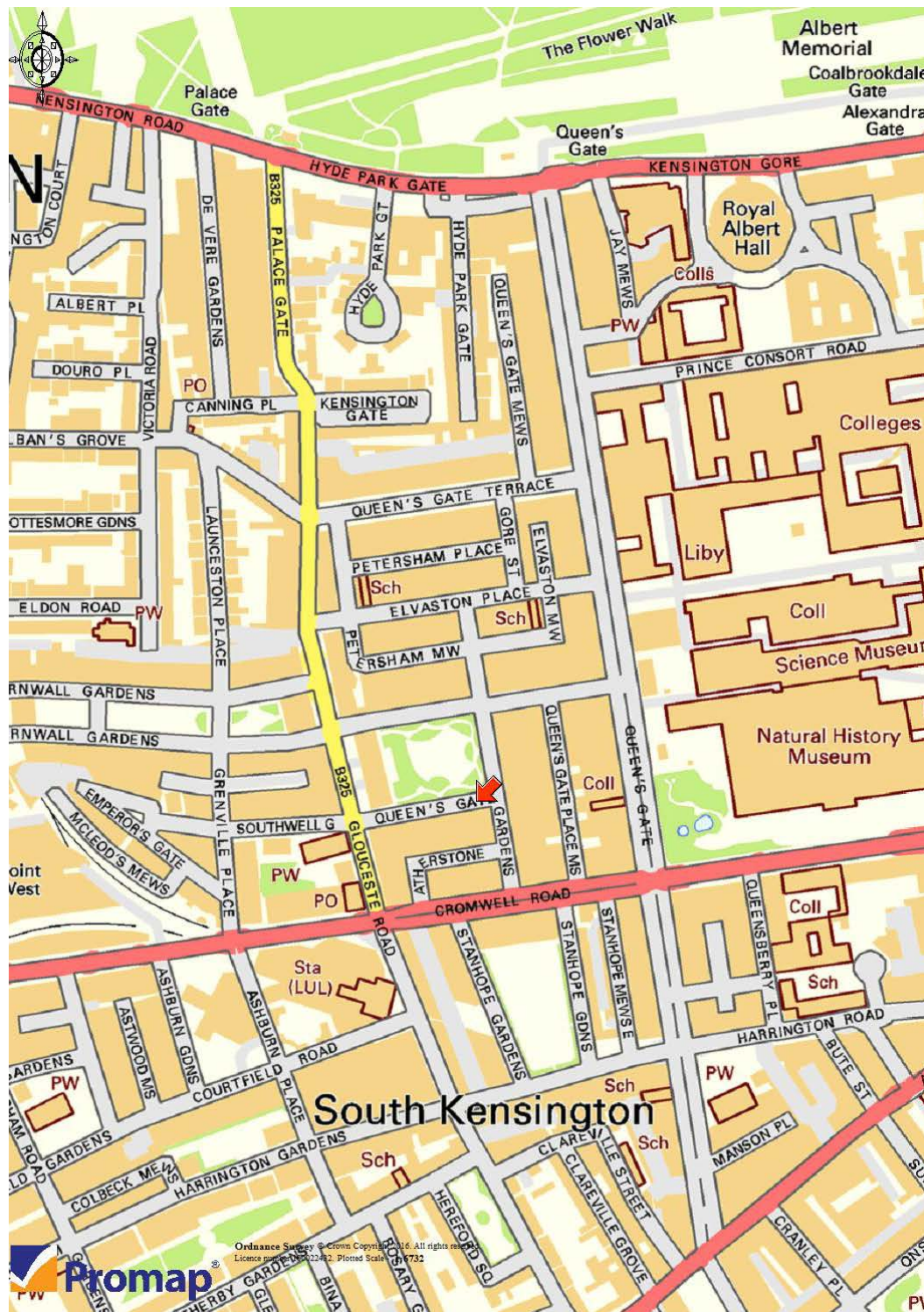
Each party to bear their own legal costs incurred

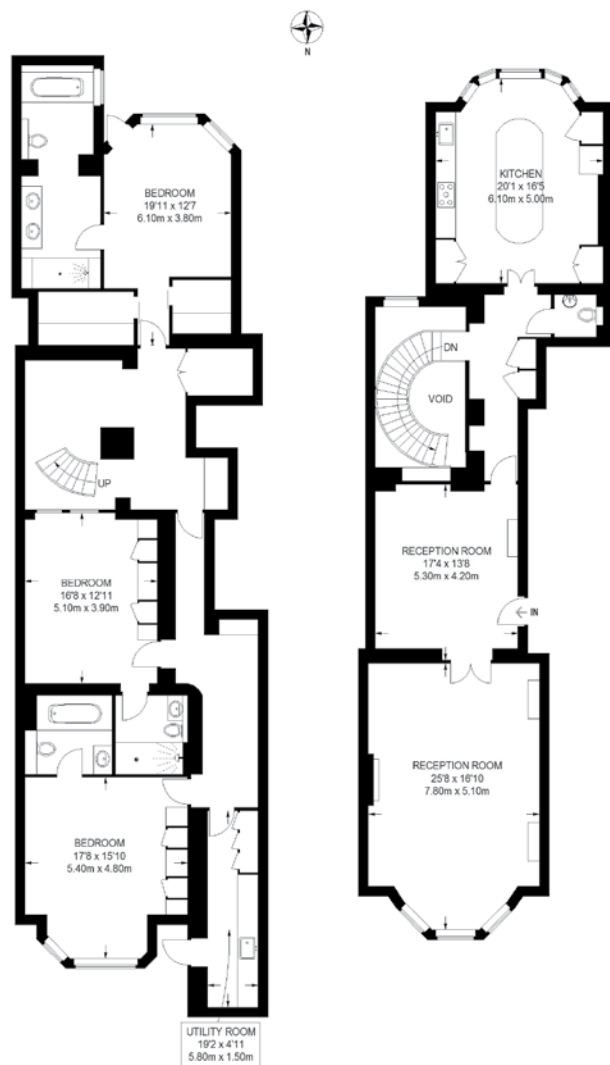
Viewings

Strictly by appointment through the selling agents Chestertons

Copies of all leases are available on request

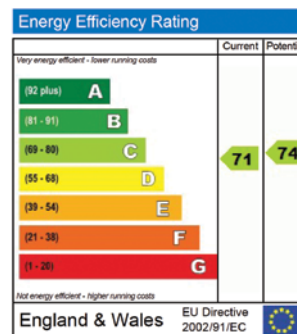
Flat No.	Floor	Beds	NIA Sq. ft	Rent (£pw)	Rent (£pa)	Tenancy Type
Flat 1	Lower Ground & Ground Floor	3	2,634	£2,250	£117,000	Common Law
Flat 2	First	2	1,116	£975	£50,700	AST
Flat 3	Second	2	1,081	£1,200	£62,400	AST
Flat 4	Third	1	831	£750	£39,000	AST
Flat 5	Fourth & Fifth	3	1,924	£2,250	£117,000	AST
Totals		11	7,586	£7,425	£386,100	





Lower Ground Floor & Upper Ground Floor
Approximate gross internal floor area (excluding void)
2,634sq ft/246sq m

Illustrations for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID300243)

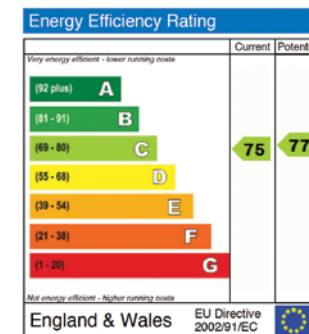


Flat 1

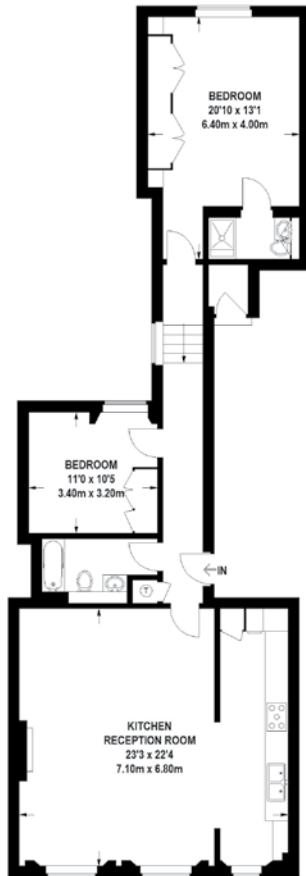


First Floor

Approximate gross internal floor area 1,116sq ft/103sq m

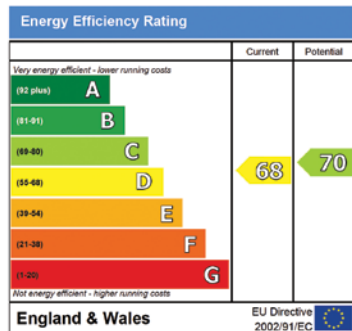


Flat 2

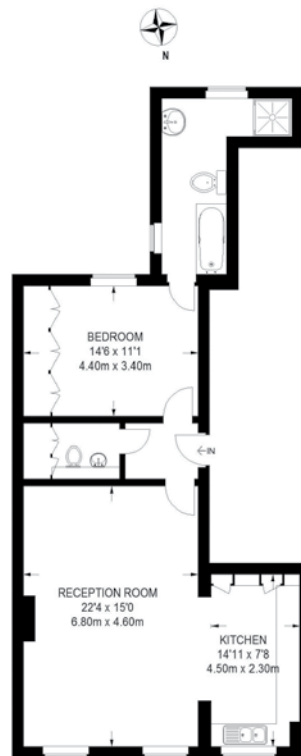


Second Floor

Approximate gross internal floor area
1,081sq ft/101sq m

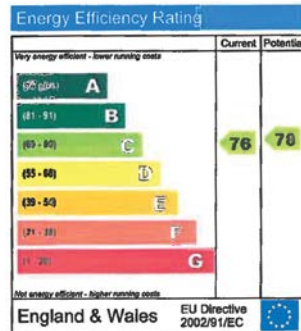


Flat 3

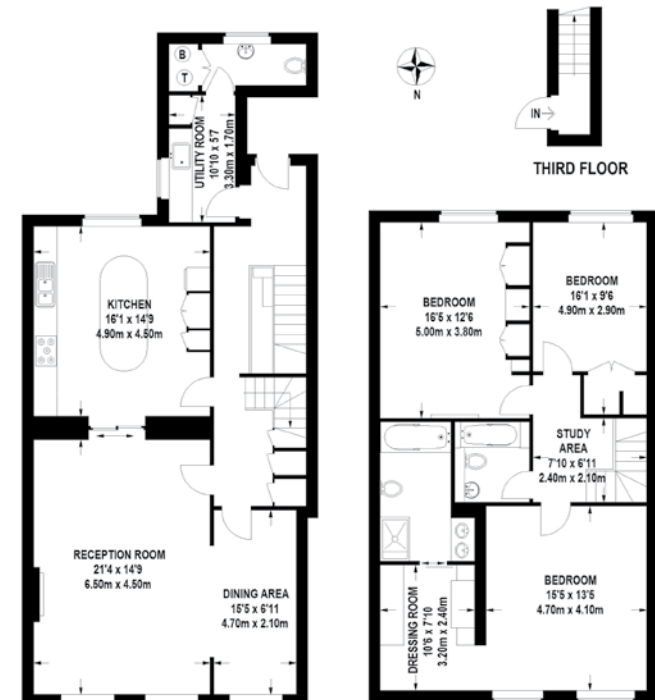


Third Floor

Approximate gross internal floor area
831sq ft/77sq m

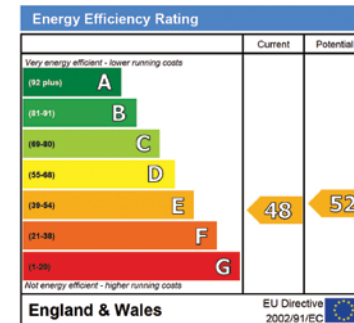


Flat 4



Fourth Floor & Fifth Floor

Approximate gross internal floor area
1,924sq ft/179sq m



Flat 5



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