



## FLAT 8, 54 QUEENS GATE TERRACE, SOUTH KENSINGTON, LONDON, SW7 5ED £1,400,000

- NO ONWARD CHAIN
- DIRECT LIFT ACCESS
- TOP FLOOR DUPLEX
- 0.3 MILES FROM GLOUCESTER ROAD STATION
- 3 BATHROOMS
- PRIVATE ROOF TERRACE
- 1334 SQ FT
- SHARE OF FREEHOLD
- 1 MINUTE WALK TO SHOPS, CAFES AND RESTAURANTS
- 3 BEDROOMS

# FLAT 8, 54 QUEENS GATE TERRACE, SOUTH KENSINGTON SW75PJ

**\*\*VERY BRIGHT AND SPACIOUS 3 BEDROOM 3 BATHROOM TOP FLOOR DUPLEX FLAT WITH PRIVATE ROOF  
TERRACE AND DIRECT LIFT, SITUATED ONLY 0.3 MILES TO GLOUCESTER ROAD STATION\*\***



3



3



1



E

Council Tax Band: G



A really bright and generously proportioned 3 bedroom, 3 bathroom top floor duplex flat situated in an attractive period building, moments from Kensington High Street and Hyde Park.

The flat benefits from no onward chain complications as well as a Share of Freehold.

There is a lift in the building which provides direct access to the flat and there is also a stunning private roof terrace, with enough room for outside entertainment/dining.

The property is only 0.3 miles from Gloucester Road station, which provides access to the District, Circle and Piccadilly lines, and is very conveniently located moments from numerous shops, restaurants and cafes, as well as the world renowned Imperial College and Albert Hall.

#### ACCOMMODATION

3 Double Bedrooms  
3 Bathrooms (two en-suite)  
Kitchen  
Reception room  
Storage cupboards  
Roof Terrace

#### IMPORTANT INFORMATION

Council tax: Band G  
Borough of Kensington and Chelsea  
EPC: Band E  
Share of Freehold and 86 years on the lease remaining  
Lift in Block  
Service Charge £1712.70 currently paid every 3 months broken down into £1052.70 for service charge and £660 for sinking fund, which equates to £6850.80 per year broken down into £4210.80 for service charges and £2640 for sinking fund  
Sinking Fund, as of May 2025, is roughly £35,000 and this is used to pay scheduled cyclical works  
Pets are not permitted in the building unless specifically approved by the directors.  
Service charges are amounts payable for services, repairs, maintenance, improvements, insurance or landlords costs of management. This includes the lift and the building insurance.

Block managed by 54 Queensgate Terrace Resident's Association Limited (registered number 02863148)  
Electric cooking Hob  
Central Heating  
Private roof terrace

#### STATIONS (\*straight line distances)

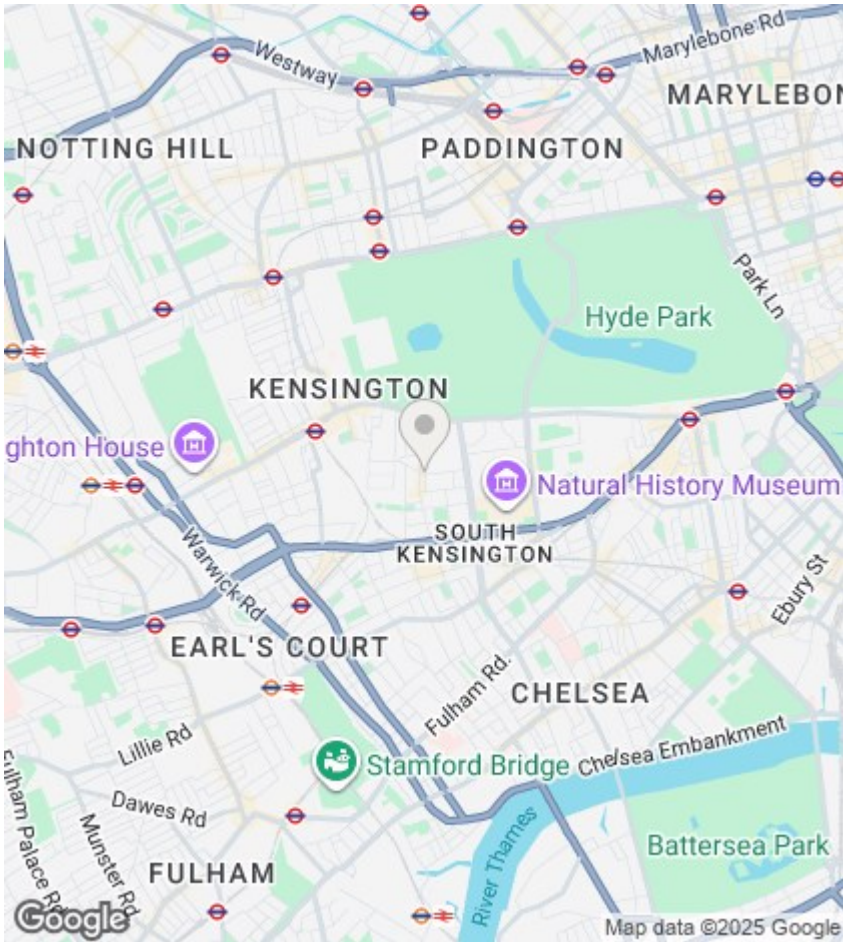
0.3 miles to Gloucester Road Station  
0.4 miles to Kensington High Street Station  
0.5 miles to South Kensington Station

#### SCHOOLS

0.2 miles to Thomas's Kensington  
0.2 miles to Imperial College of Science  
0.4 miles to St Philip's School  
0.4 miles to Glendower Prep School  
0.4 miles to Queens Gate School  
0.4 miles to Mander Portman Woodward School  
0.4 miles to Our Lady of Victories RC primary school  
0.4 miles to Lycee Francais Charles de Gaulle  
0.4 miles to Ashbourne College  
0.5 miles to Wetherby School, Kensington  
0.5 miles to Falkner House  
0.5 miles to Collingham School

#### Legal Note

\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract.



### Directions

### Viewings

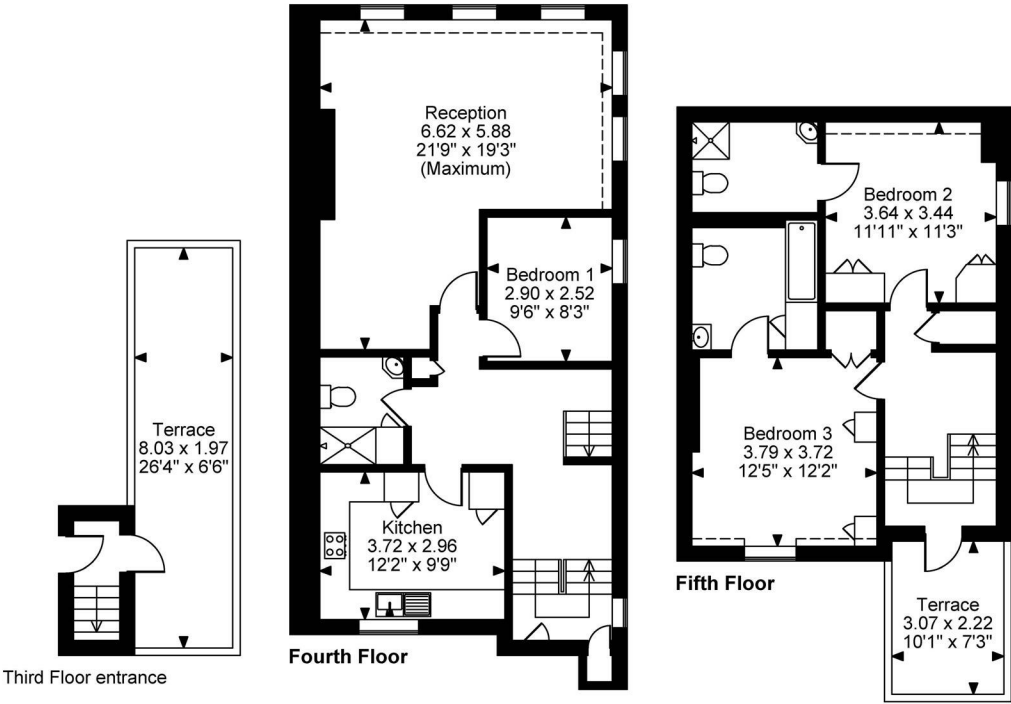
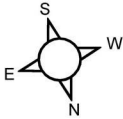
Viewings by arrangement only. Call 01753852226 to make an appointment.

### EPC Rating:

E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 51      | 73                      |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**Queens Gate Terrace, London**  
**Approximate Gross Internal Area**  
**1314 Sq Ft/122 Sq M**  
**Balcony external area = 244 Sq Ft/23 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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