

# Queen's Gate

SOUTH KENSINGTON SW7



A very comfortable family flat with good entertaining space and a grand entrance hall.

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It is located on the fourth floor of a well-known, handsome Edwardian mansion block with a porter and 24-hour security. The building is situated on the eastern side of Queen's Gate. South Kensington underground and all its retail and culinary outlets are a short walk away. The flat is in very good condition, quietly positioned in a smart building.





## Accommodation

- 3 Bedrooms
- 2 Shower rooms (1 en suite)
- Entrance hall
- Kitchen / breakfast room
- Reception room
- Lift
- Porter
- Communal gas central heating and hot water

## Terms

**Guide Price:** £2,600,000

**Tenure:** Leasehold; 948 years (expires 24th December 2973), plus a share of freehold

**Service Charge:** £17,986.04 per annum

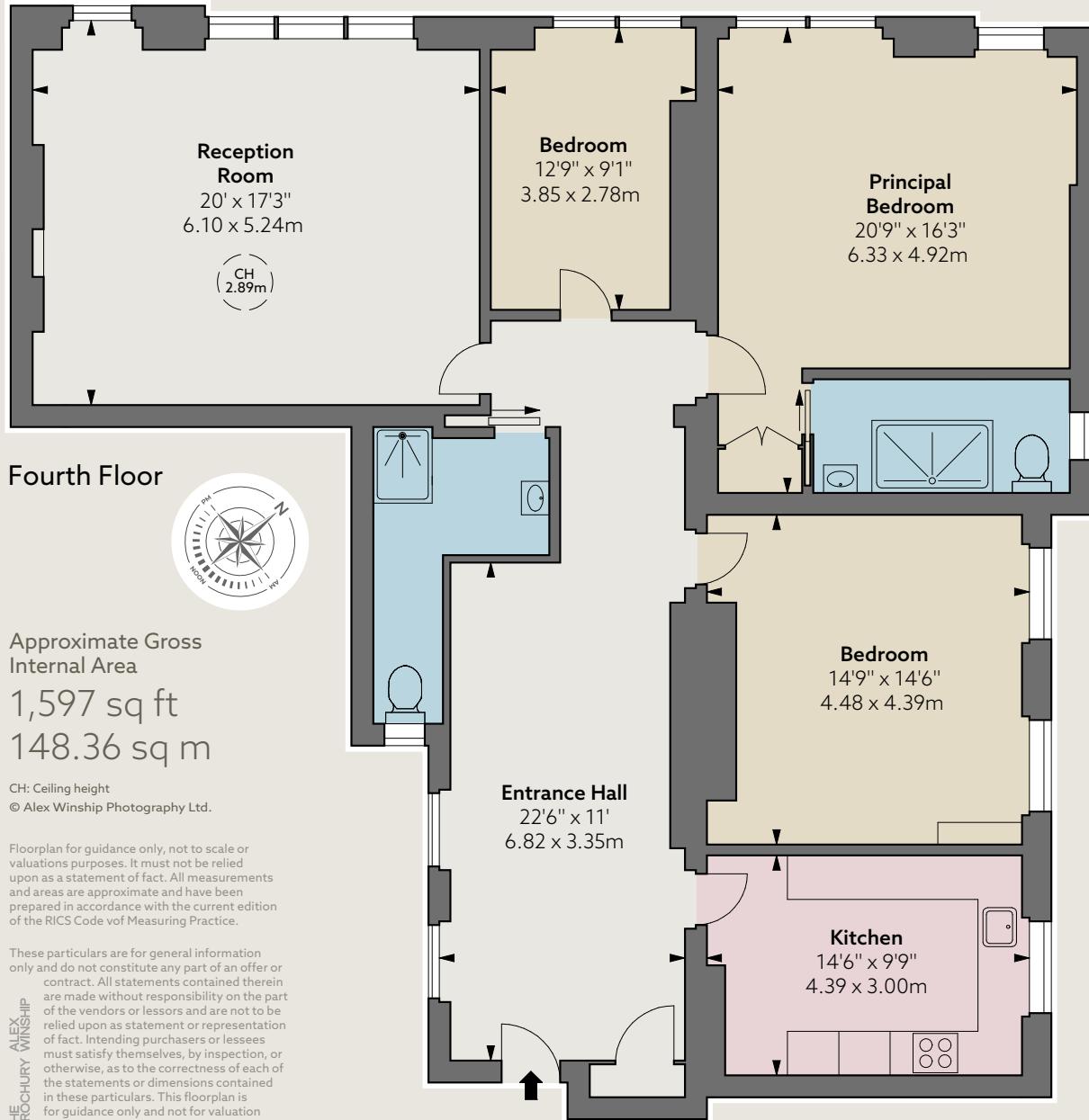
**Ground Rent:** Peppercorn

**Local Authority:** Royal Borough of Kensington and Chelsea

**Council Tax:** Band H

**EPC:** Rating C





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