

QUEENS GATE GARDENS - SW7



Asking Price £5,500,000

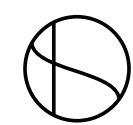
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As you enter Queens Gate Gardens through the original entrance of this 19th-century, Grade II listed building, the sense of grandeur created by its architect, the master builder and amateur artist Charles Aldin, is immediately apparent



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RECEPTION ROOM



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Developed in the middle of the 19th Century, Queens Gate Gardens was designed to provide homes for the larger families of the mid-Victorian era upper classes. Notable residents included the Earl of Strathmore, the father of the late Queen Mother.

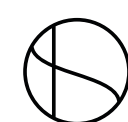
In later years some houses were converted laterally across adjoining buildings, leading to the creation of spectacular single floor apartments.

As you enter the apartment through the original entrance of this Grade II listed building, the sense of grandeur created by its architect, the master builder and amateur artist Charles Aldin, is immediately apparent.

With ceilings extending to nearly four metres in height, the apartment benefits from what would have historically been the formal reception space of two adjacent houses. On one side of the apartment you have a

spectacular, front to rear reception room with an abundance of original period detailing, and on the other side, divided by a wide original entrance hallway, are two large bedroom suites. The rooms facing Queens Gate Gardens are orientated west towards the residents only communal gardens.

South Kensington is one of London's most desirable and well known neighbourhoods. Renowned for its abundance of places of cultural and historical interest, including the Victoria & Albert Museum, The Natural History Museum, The Royal Albert Hall and Hyde Park, with its 350 acres of open space.



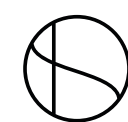
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PRINCIPAL BEDROOM



PRIVATE ENTRANCE HALLWAY



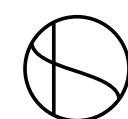
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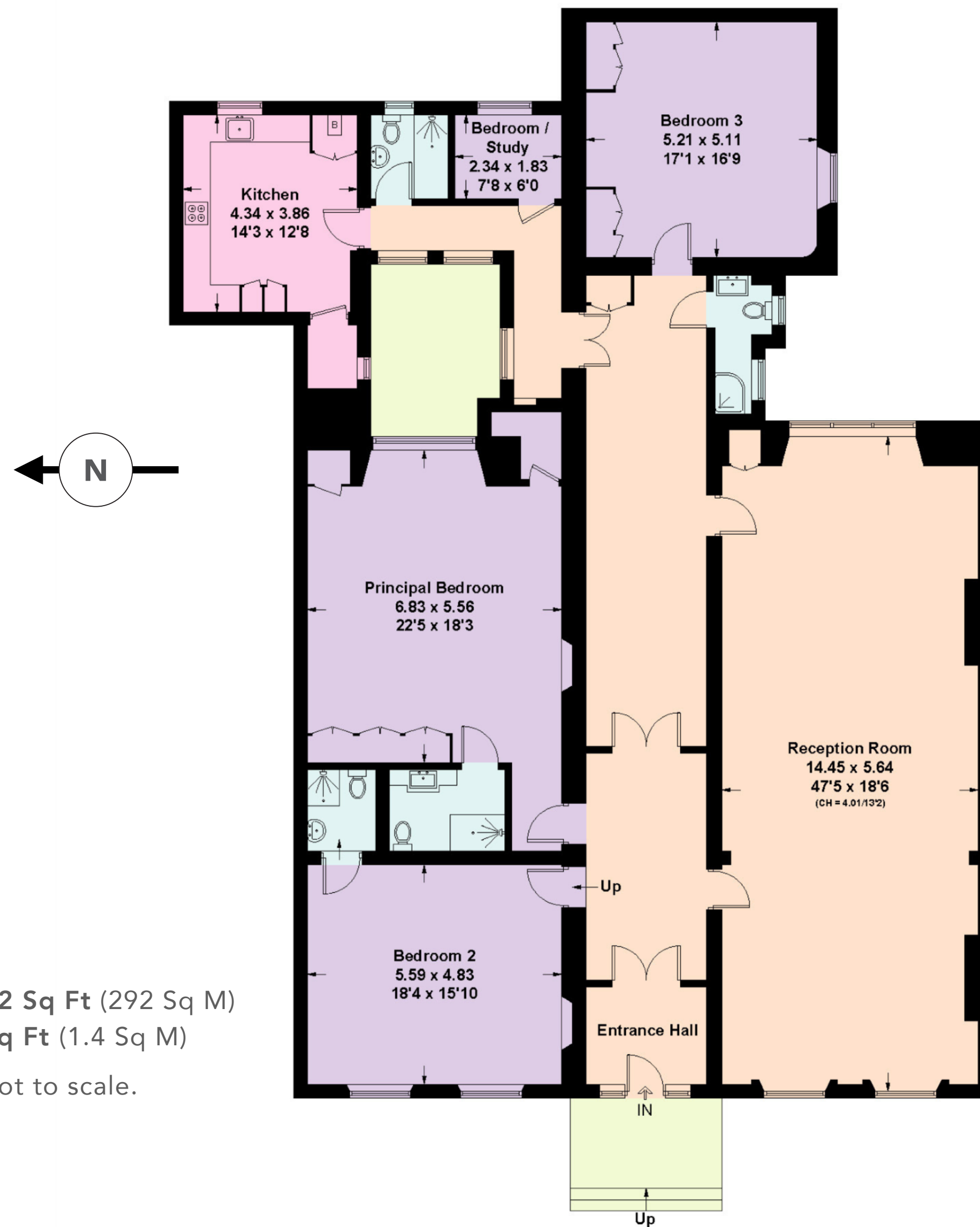
PRIVATE ENTRANCE



RESIDENTS ONLY COMMUNAL GARDENS



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Accommodation

- Principal Bedroom with en-suite shower room
- Bedroom 2 with en-suite shower room
- Bedroom 3
- Two further shower rooms
- Fully fitted kitchen
- Double aspect reception room extending to nearly 50ft
- Study

Amenities

- Private entrance
- Access to Queens Gate Gardens residents only communal gardens
- Residents Permit Parking

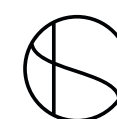
SPECIFICATIONS

Ground Floor

Approx Gross Internal Area **3,142 Sq Ft (292 Sq M)**


Including Limited Use Area **15 Sq Ft (1.4 Sq M)**

Plan for illustration purposes only. Not to scale.



QUEENS GATE GARDENS - SW7

Energy performance certificate (EPC)

	Energy rating D	Valid until: 6 June 2032 Certificate number: 4732-4926-1100-0886-6206
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Property type: Mid-floor flat

Total floor area: 291 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

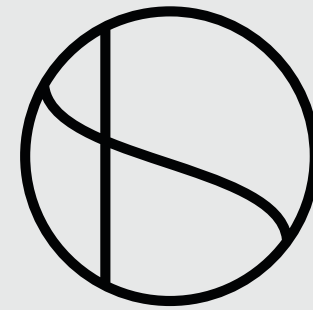
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Energy
Performance
Certificate



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