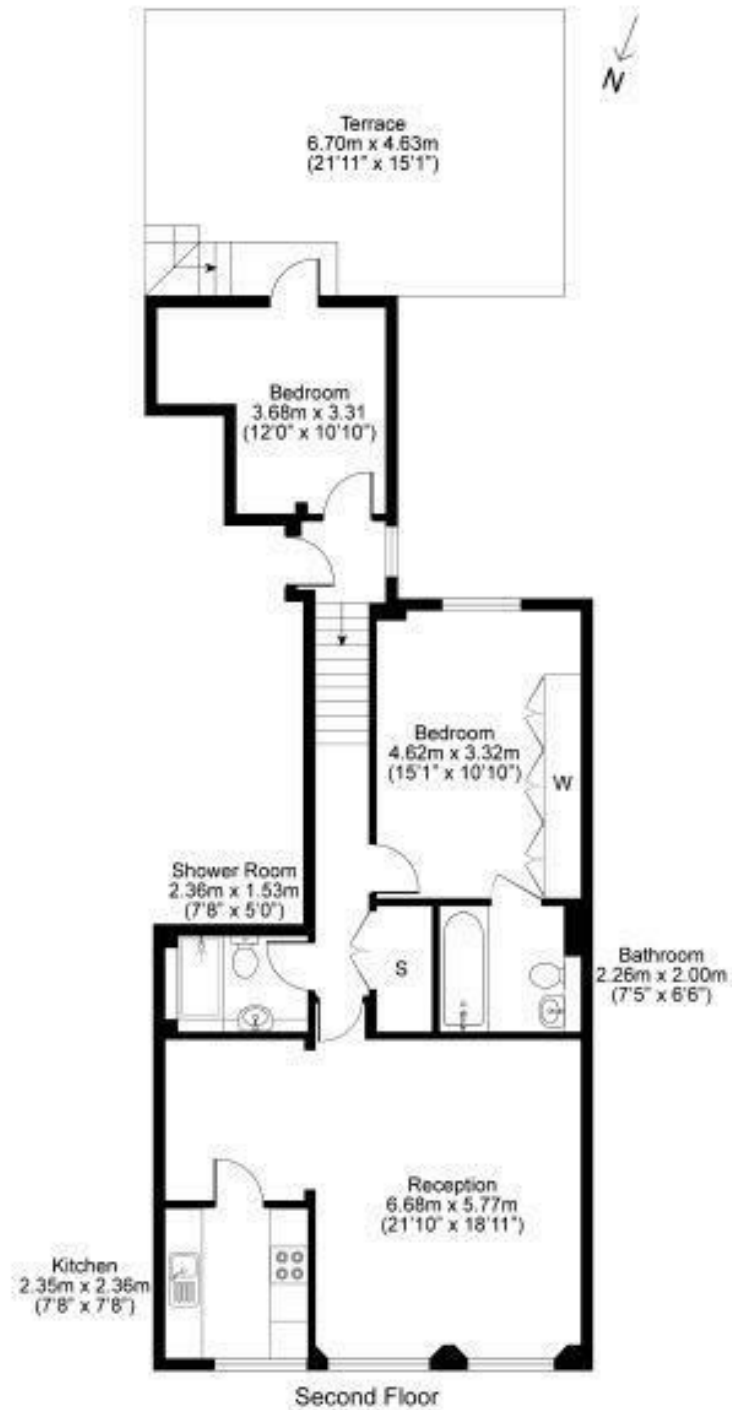


Queen's Gate Place, London, SW7

GROSS INTERNAL AREA  
84.2sqm / 906.3sqft



|   |  |  |  |
|---|--|--|--|
| GROSS INTERNAL AREA<br>The footprint of the property<br>84.2sqm / 906.3sqft | TOTAL STORAGE SPACE<br>Storage and wardrobe space<br>4.0sqm / 43.1sqft | EXTERNAL STRUCTURAL FEATURES<br>Balcony, Balustrade, Terrace, Window seats<br>30.8 sqm / 333.5sqft | RESTRICTED HEAD HEIGHT<br>Lowest internal height 2.5m<br>0.0 sqm / 0.0sqft |
|---|--|--|--|



Flat 4, 7 Queen's Gate Place,  
London, SW7 5NU

£3,467

Fantastic 2-bedroom 2-bathroom 2nd floor flat in a sought-after location for local amenities. Available immediately and early viewing highly recommended.

- 2 double bedrooms
- Available immediately
- Fantastic location
- EPC C
- 2 bathrooms
- 2nd floor flat (with lift)
- Garden
- Council tax band G

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

020 7581 0154

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South Kensington Lettings, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

**Location**

Queen's Gate Place is situated close to South Kensington, Knightsbridge, Gloucester Road and Kensington High Street which offers plenty of shops, restaurants and eateries. Kensington Gardens and Hyde Park are a short walk away. The nearest underground station is Gloucester Road (District, Circle and Piccadilly lines). Motorists will benefit from routes to the West and Heathrow Airport via the M4 motorway.

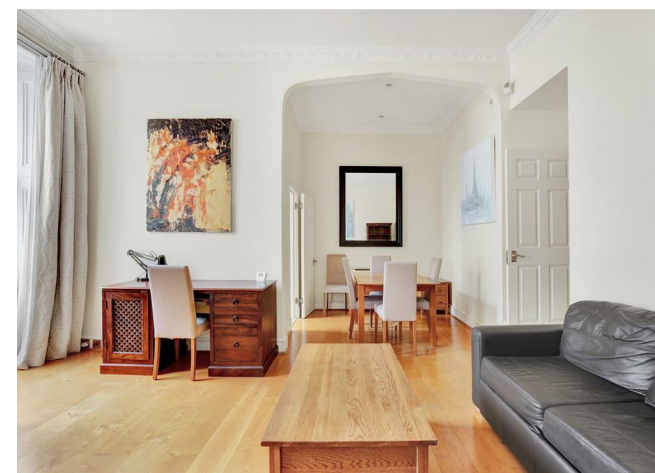


**Description**

This spacious two-bedroom apartment is arranged over the second floor of a beautiful period conversion benefitting from a lift and private demised roof terrace to the rear. Access to the garden square is also available through a separate negotiation. The property is entered into a hall where all rooms are accessed. To the front of the building is a south-facing reception room with two large sash windows and dining area, the kitchen is separated with built-in units and appliances. The main bedroom is also spaciouly arranged with ample built-in wardrobes and an en suite bathroom. To the rear of the property is the second bedroom giving access to the large private roof terrace. Queens Gate Place is ideally located for all the shops, restaurants, cafes and transport facilities found on Gloucester Road and South Kensington. The Natural History Museum, the French Lycee School and Imperial College can be found a short walk away. The street leads into Queens Gate Gardens and this apartment is entitled to apply for a key to the garden square.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| <b>England &amp; Wales</b>                                      |   | EU Directive 2002/91/EC |           |



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

