

Queen's Gate Terrace, London SW7

139.0sqm / 1496.2sqft



139.0sqm / 1496.2sqft	5.5sqm / 59.2sqft	0.0sqm / 0.0sqft	0.0sqm / 0.0sqft
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22 Queen's Gate Terrace,
South Kensington, SW7 5PH

Guide Price £2,400,000
Leasehold

A substantial four bedroom split level property situated on the third and fourth floor of this south-facing period building benefitting from a substantial private roof terrace. The property has been refurbished by the existing owners is available with no onward chain.

- Four Bedrooms
- Large Reception Room
- Study
- Two Bath/Shower Rooms
- Modern Fitted Kitchen
- Approx. 1496 Sq Ft

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.

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South Kensington Sales, 38 Gloucester Road, South Kensington, London, SW7 4QT

Location

Queen's Gate Terrace is a well-respected address located in the heart of the Queen's Gate conservation area and is ideally positioned for the numerous shops, restaurants and cafes, as well as the excellent transport links provided by Gloucester Road and South Kensington.



Description

This beautifully finished property benefits from a south facing kitchen/breakfast room, large living room with feature fireplace, four bedrooms (one with vaulted ceilings, two bathrooms (master to the en-suite), walk in wardrobe, loft storage and a substantial demised terrace with rooftop views. The property further benefits from engineered wood flooring, a 900+ year lease, telephone entry system.



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	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.