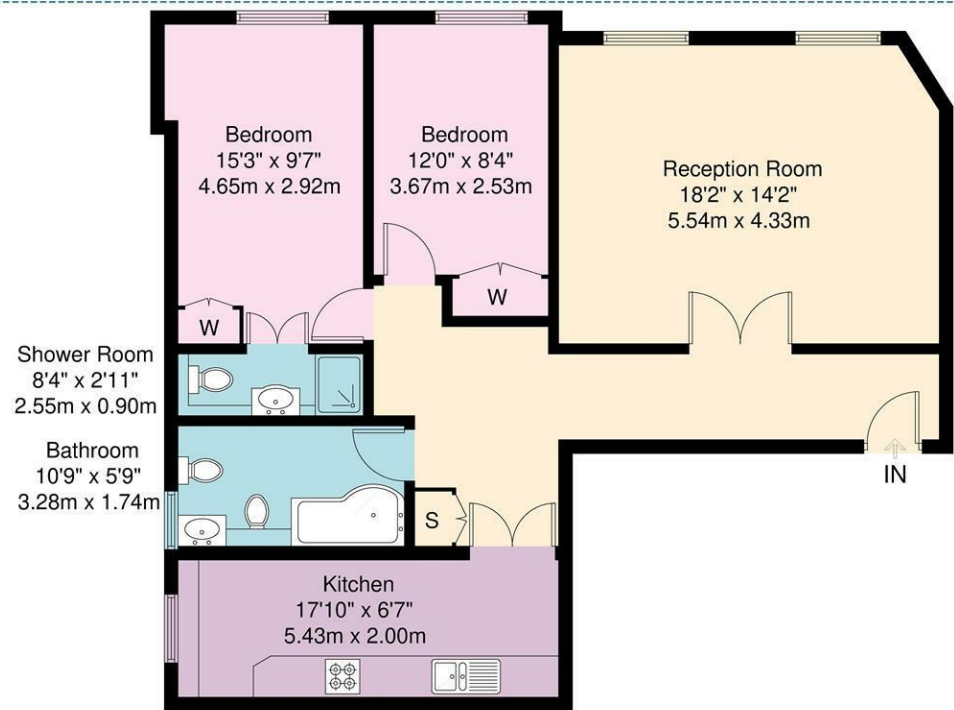
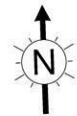


Queens Gate, SW7

GROSS INTERNAL AREA
86.2 sq m / 927 sq ft



Second Floor

GROSS INTERNAL AREA (GIA)
The largest of the property
86.2 sq m / 927 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.6 sq m / 17 sq ft

EXTERNAL STRUCTURAL FEATURES
Climate, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Flat 10 2 Queen's Gate,
South Kensington, SW7 5EH

Guide Price £1,690,000 Share of
Freehold

A well presented bright and spacious apartment situated on the second floor of a beautiful building located on the north side of Queens Gate close to Hyde Park. The apartment features two double bedroom apartment with high ceilings and a large living room benefiting from a separate kitchen

- Second Floor Apartment
- Large Reception Room
- Separate Kitchen
- Lift Access
- Two Double Bedrooms
- Two Bathrooms (Including one en suite shower room)
- Share of Freehold
- Close to Hyde Park

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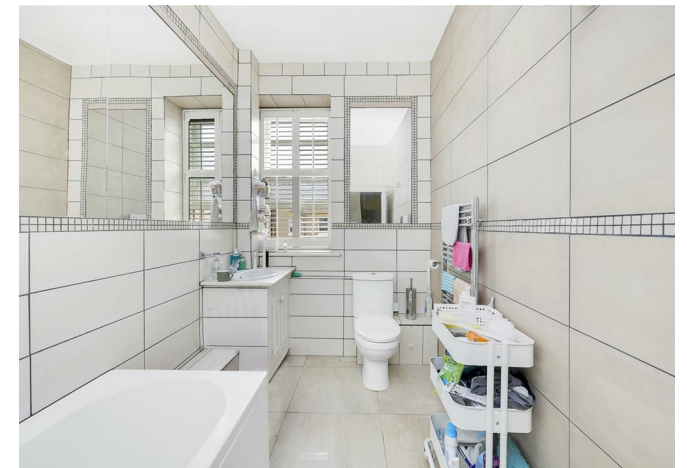
South Kensington Sales, 38 Gloucester Road, South Kensington, London, SW7 4QT

Location

Queen's Gate is situated close to South Kensington, Knightsbridge, Gloucester Road and Kensington High Street which offers plenty of shops and restaurants. 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.

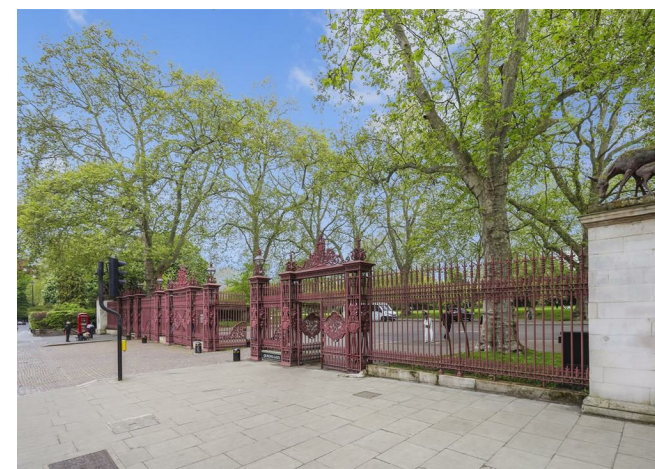


Description



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.