



Queen's Gate Terrace, South Kensington, SW7 5PH

Guide Price £1,100,000 Share of Freehold

Introducing Queen's Gate Terrace...



Welcome to South Kensington...

Queen's Gate Terrace is a most sought after, wide street of Victorian Stucco fronted buildings. Located between Queen's Gate and Gloucester Road, a short walk from Kensington Gardens/Hyde Park and 0.25 miles from Gloucester Road Underground Station (Piccadilly, District and Circle lines)

- **Two Bedrooms**
- **Living/Dining Room**
- **Modern Kitchen**
- **Two Bath/Shower Rooms**
- **Private Patio**
- **Study**
- **Over 1000 Sq Ft**
- **Desired Location**
- **Council Tax band G**

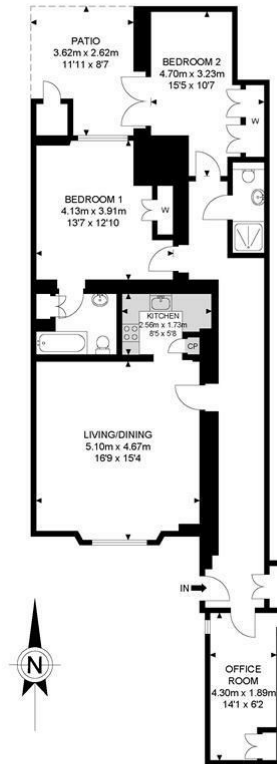


Queen's Gate Terrace





Queen's Gate Terrace



Lower Ground Floor



APPROX. GROSS INTERNAL FLOOR AREA 1034.41 SQ FT / 96.10 SQM
APPROX. GROSS EXTERNAL FLOOR AREA 103.33 SQ FT / 9.60 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement; this plan is for illustrative purposes only and should be used as such by any prospective purchaser; the service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto
Photography and Floor Plan

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

Estate Agents
Valuers
Private office
Development Consultants
Property Consultants
Asset & Capital Management

Fuller Gilbert
& Company Est. 2001

