



**QUEEN'S GATE SOUTH KENSINGTON SW7**  
*£2,300 PER WEEK AVAILABLE NOW*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Queen's Gate South Kensington  
SW7

£2,300 Per Week  
Furnished

 3 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- 3 bedrooms, - En-suite bathroom, -  
Separate shower room, - Spacious  
reception with open-plan kitchen, - Roof  
terrace, - Council Tax Band G, - Short Let

## Council Tax

Council Tax Band G

## Hamptons

168 Brompton Road  
Knightsbridge, London, SW3 1HW  
020 7584 2014  
KnightsbridgeLettings@hamptons.co.uk  
www.hamptons.co.uk

# { A WELL PRESENTED 3 BEDROOM APARTMENT IN SOUTH KENSINGTON.

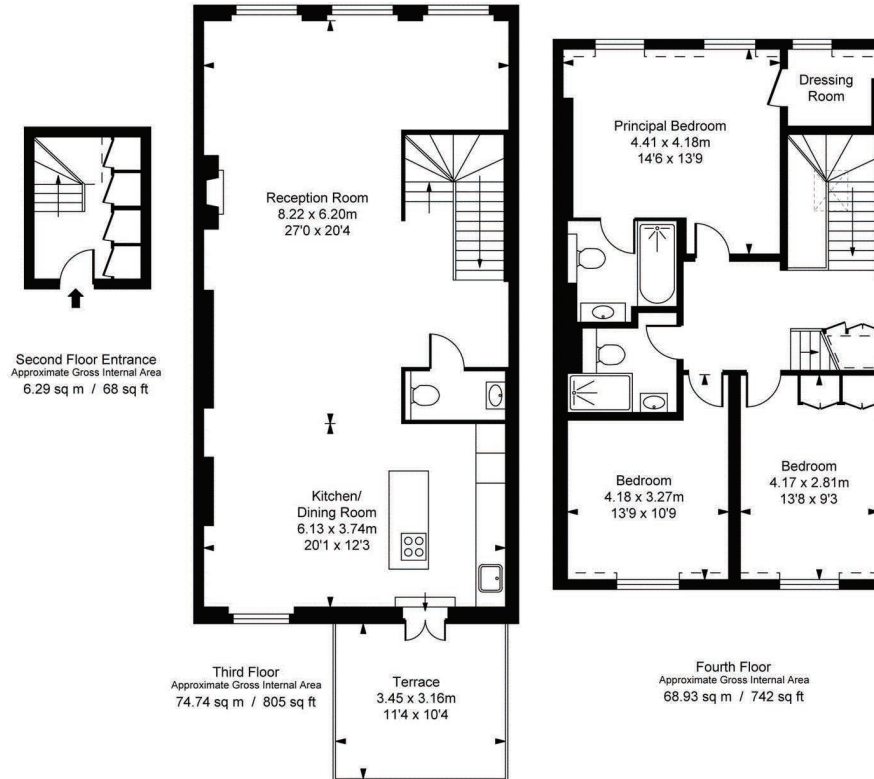
## The Property

**\*\*SHORT LET ALL BILLS INCLUDED\*\*** A well presented three bedroom apartment located on the 4th & 5th floors with the benefit of a roof terrace. Accommodation comprises; Spacious reception room with open-plan kitchen, principal bedroom with en-suite bathroom, two further bedrooms,, second shower room and roof terrace.





**Queens Gate, SW7**  
 Approximate Gross Internal Area  
**149.96 sq m / 1,614 sq ft**  
 ( Including restricted height  
 under 1.5m  )



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very Energy Efficient (A)	92-100		92
Energy Efficient (B)	81-91		
Decent (C)	69-80	67	
Needs Improvement (D)	55-68		
Below Average (E)	39-54		
Poor (F)	21-38		
Very Poor (G)	1-20		

EU Directive 2002/91/EC  
 England & Wales



Awaiting Photograph