



**QUEEN'S GATE LONDON SW7**  
*£625 PER WEEK AVAILABLE 01/07/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Queen's Gate London SW7**

**£625 Per Week  
Furnished**

 **1 Bedroom**  
 **1 Bathroom**  
 **1 Reception**

## Features

- 1 Bedroom, - 1 Bathroom, - Lift, - Porter,  
- Council Tax Band F

## Council Tax

Council Tax Band F

## Hamptons

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

## The Property

Situated on the fourth floor of this well presented and imposing period building, this apartment boasts a wealth of natural light and further benefits lift access. The property is located less than 100 meters from the wide open green spaces of Hyde Park itself. Comprising reception room with dual aspect, separate kitchen, bedroom with en-suite bathroom and a further guest cloakroom. Available furnished from the 1st July.

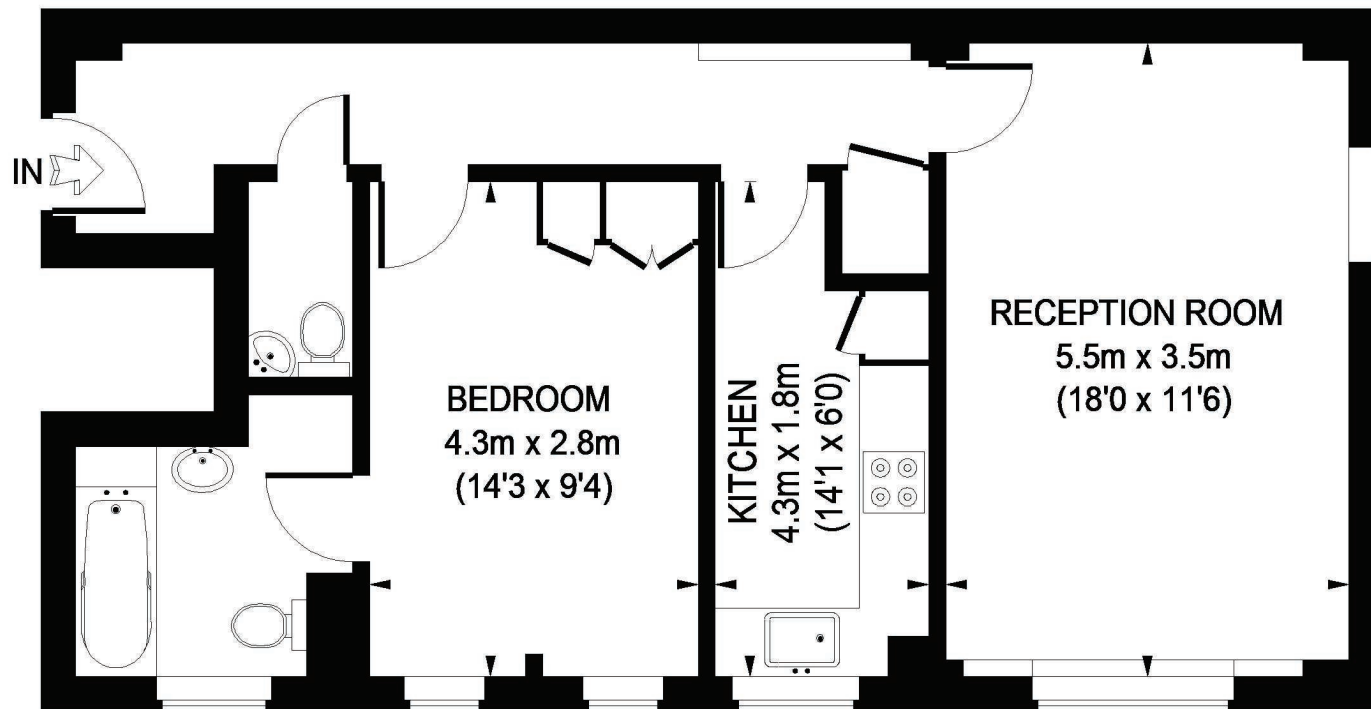
## Location

The apartment is located on Queen's Gate and within sight of Hyde Park. South Kensington underground station is located 0.6 miles away offering the Piccadilly Line, Circle and & District Lines along with a healthy selection of shops and restaurants.





# QUEEN'S GATE



## FOURTH FLOOR

APPROXIMATE GROSS INTERNAL AREA = 624 SQ. FT. (58 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property. (ID27393)

### 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)			
Energy Efficient (B)			
Decent (C)			
Below Average (D)			
Poor (E)			
Very Poor (F)			
Extremely Poor (G)			
		71	82
EU Energy Label		EU Directive 2002/91/EC	
England & Wales			

