



Queen's Gate
South Kensington, SW7

CHESTERTONS





A stunning two bedroom apartment that has been carefully designed and curated by a team of artists with high end, bespoke fittings, furniture and art specifically commissioned for the apartment*

This unique, triplex apartment is positioned entirely to the rear of a handsome, white stucco fronted building and benefits from peaceful and quiet and pretty views over Elvaston Mews. The property comprises a wonderful, west facing reception room with large windows allowing in an abundance of natural light, stylish open plan kitchen with Miele appliances and dining area that can accommodate up to 10 people.

The dramatic 'sky' split-level master bedroom offers extremely high ceilings and excellent fitted wardrobes as well as a beautiful ensuite bathroom. The second bedroom is also complete with fitted wardrobes and there is an additional shower room. Further benefits include life access, live in porter and caretaker and a long lease.

Located at the heart of Sough Kensington, Queens Gate offers easy access to the areas many shops, cafes and restaurants and is in close proximity to the green open spaces of Hyde Park. Nearest underground stations can be found at South Kensington and Gloucester Road.

*Items can be purchased with separate negotiation

- Newly refurbished two bedroom apartment
- First floor with lift access
- Excellent natural light throughout
- 4 metre ceilings in the master suite
- Chain free

Offers in excess of £1,795,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		75
63-71	D	53	
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold - 106 years remaining

Service Charge: £5,578 per annum plus reserve fund contribution of £2,335 per annum

Ground Rent: £100 per annum

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: F

Chestertons South Kensington Sales

44-48 Old Brompton Road

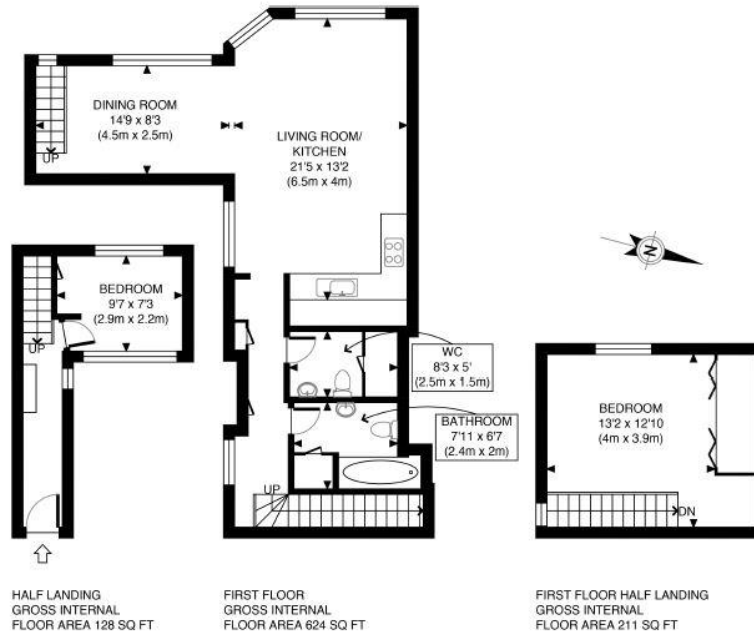
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APPROX. GROSS INTERNAL FLOOR AREA 963 SQ FT / 89 SQM	QUEENS GATE SW
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 24/05/24
	photoplan

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