



Queen's Gate  
South Kensington, SW7

CHESTERTONS









A wonderful opportunity to purchase a beautifully refurbished three double bedroom apartment in one of Queen's Gate most sought after buildings. Located on the second floor (with lift) and boasting beautiful period features and private terrace.

To the front of the property is a spectacular reception room boasting 3.6m ceiling heights and is complete with solid wooden flooring, bespoke cabinetry, fireplace and two floor to ceiling windows, providing access onto the private terrace. The beautiful eat in kitchen is positioned adjacent to the reception room and offers integrated appliances and a third floor to ceiling window onto the terrace.

There are three, well-proportioned bedrooms all with built in wardrobes and master with stylish ensuite bathroom. Additionally there is a family bathroom and two useful storage cupboards. Queen's Gate is a desirable, tree lined street, moments from the excellent shops, restaurants and other amenities found in the Gloucester Road and South Kensington area. South Kensington Underground Station (Piccadilly, Circle and District lines) is also close by along with the green open spaces of Hyde Park and Kensington Palace Gardens. For the motorist, there is easy access to the A4/M4 towards Heathrow and the West.

- Three bedrooms, two bathrooms
- Finished to exacting standards throughout
- Private balcony
- Lift access and portorage
- Furniture available (separate negotiation)

Asking Price £3,250,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		84
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

**Tenure:** Leasehold 174 years  
**Service Charge:** £11,000 pa  
**Ground Rent:** Peppercorn  
**Local Authority:** Royal Borough of Kensington and Chelsea  
**Council Tax Band:** H

*Chestertons South Kensington Sales*

44-48 Old Brompton Road  
 London  
 SW7 3DY

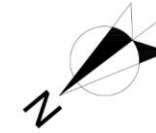
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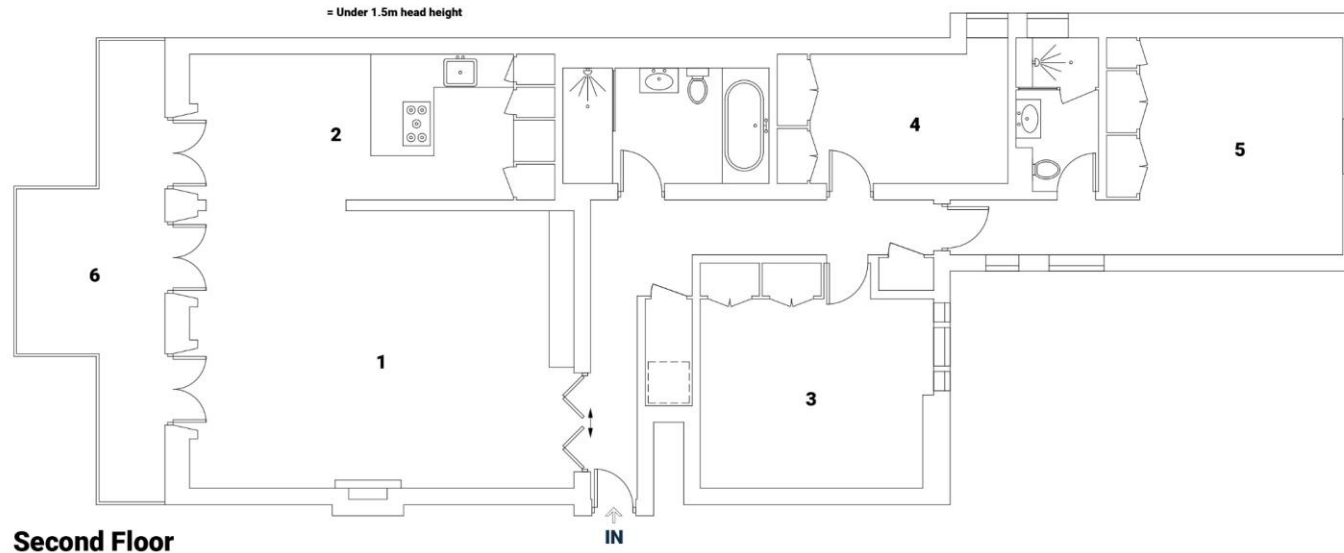
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# Queens Gate, SW7

Approximate Area = 135.4 sq m / 1457 sq ft  
(Including Limited Use Area = 1.2 sq m / 13 sq ft)



- 1 Reception Room**  
7.90 x 7.01M  
25'11" x 23'0"  
(CH = 3.58 / 11'9")
- 2 Kitchen / Dining Room**  
6.93 x 2.64M  
22'9" x 8'8"
- 3 Bedroom**  
4.27 x 4.06M  
14'0" x 13'4"
- 4 Bedroom**  
4.19 x 2.67M  
13'9" x 8'9"
- 5 Principal Bedroom**  
4.32 x 3.99M  
14'2" x 13'1"  
(CH = 2.29 / 7'6")
- 6 Balcony**  
8.40 x 2.72M  
27'7" x 8'11"



**Second Floor**

**This marketing plan is for layout guidance only. 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. (ID1108824)**

