



Queen's Gate
South Kensington, SW7

CHESTERTONS





A wonderful dual aspect first floor apartment set within a grand stucco fronted building spread over 1095sqft featuring three private balconies.

The flat has undergone significant renovation throughout and is offered in excellent condition. The formal 22" reception room comprises wonderful natural light and superb volumes. The carefully designed layout allows for a brilliant living dynamic with two bedrooms set to the rear of the property. The principle bedroom features a wealth of built in storage and ensuite bathroom. The second bedroom also benefits from good storage and use of a family bathroom.

Queens gate is a premier tree lined road in the heart of South Kensington just a stone's throw to local transport and a wealth of museums, coffee shops and world class educational establishments.

- A charming two double bedroom apartment with period features
- Newly re-decorated throughout with a brand new kitchen installed
- High ceilings and ample natural light
- Excellent location for South Kensington Station and Hyde Park

Asking Price £2,000,000

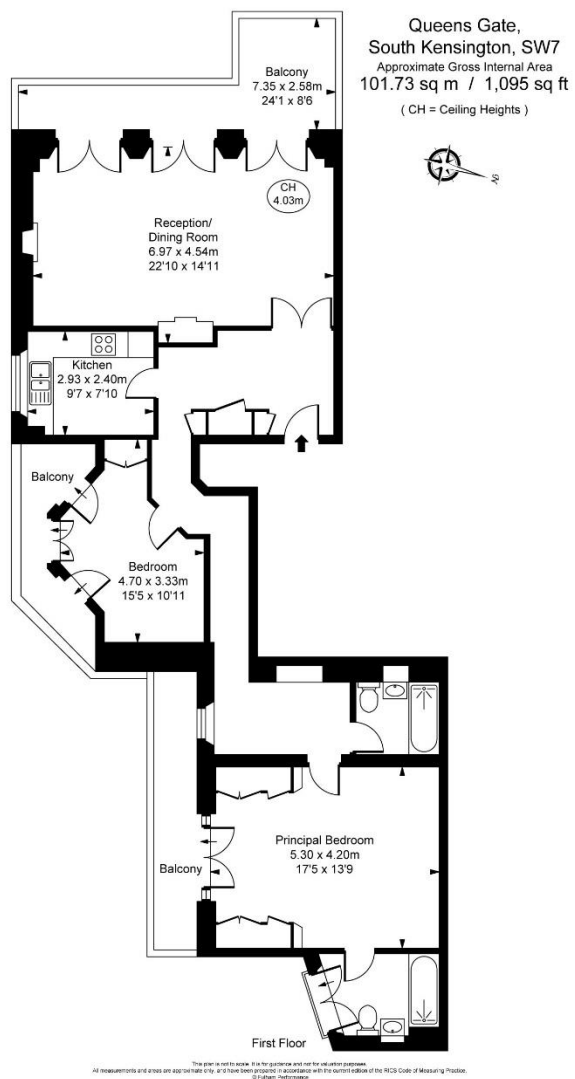
Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		83
81-91 B		
69-80 C	73	
55-68 D		
49-54 E		
41-45 F		
35-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold - 991 years remaining
Service Charge: £6,372 per annum
Ground Rent: Peppercorn
Local Authority: Kensington and Chelsea
Council Tax Band: H

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