



Queen's Gate Gardens
South Kensington, SW7





A wonderful two bedroom apartment with private outside space on the top floor, with direct lift access, of a grand period building and set within a stunning garden square.

This exceptionally bright and spacious two bedroom apartment comprises a generous, west facing reception room with large doors opening onto the first of two terraces which over looks the beautiful communal gardens, space to dine and a separate modern kitchen with integrated appliances. The master is complete with fitted wardrobes, walk in wardrobe, ensuite bathroom and access to the second terrace and the second double bedroom also boasts fitted wardrobes. In addition, there is a smart family bathroom and access to the stunning communal gardens (STA)

Queen's Gate Gardens is a quiet and sought after Garden Square close to the many shops, cafes and restaurants of Gloucester Road and Gloucester Road Underground station (District, Circle and Piccadilly lines). The green open spaces of Hyde Park and the excellent shops and restaurants of Kensington and South Kensington are all within close proximity.

- Two double bedrooms, two bathrooms
- Generous reception room with terrace
- Wonderful views
- Direct lift access
- Communal gardens access (STA)
- No onward chain

Asking Price £1,400,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E	45	51
41-48	F		
35-40	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Tenure: Leasehold 981 years remaining

Service Charge: £4,500 p.a.

Ground Rent: Peppercorn

Local Authority: Kensington and Chelsea

Council Tax Band: G

Chestertons South Kensington Sales

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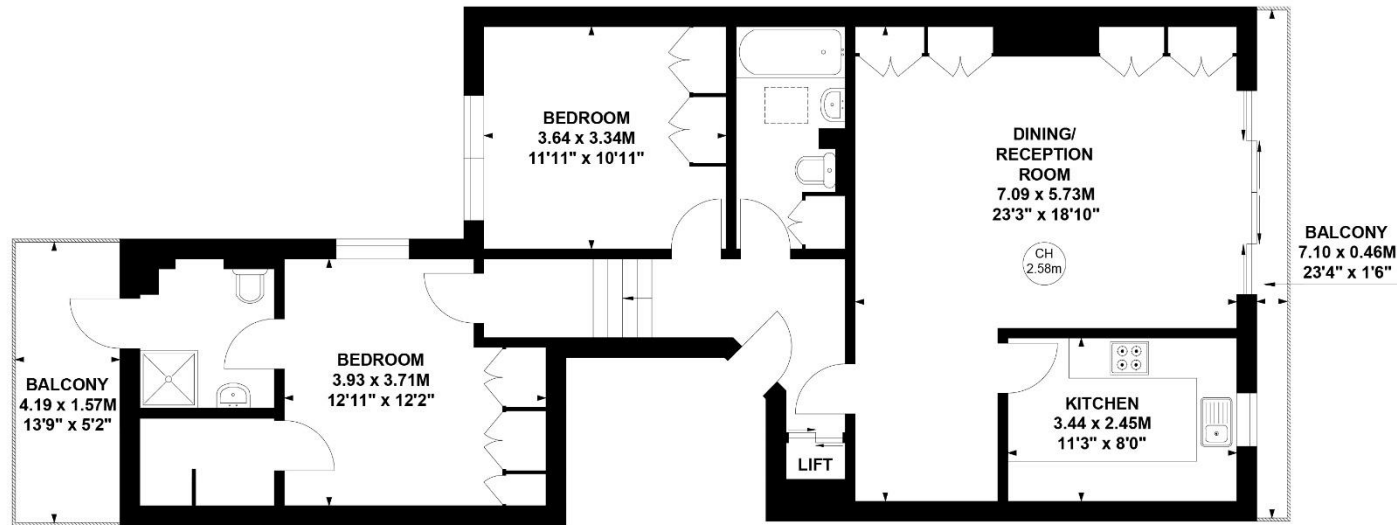
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Approximate gross internal area
93.27 sq m / 1004 sq ft



Key :
CH - Ceiling Height



Fifth Floor

**Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only**

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