



Queen's Gate  
South Kensington, SW7

CHESTERTONS









A grand two-bedroom flat in excellent condition set within a beautiful period building benefiting from a lift, live in porter, and excellent natural light.

The flat is accessed through the portered main entrance of the building, offering excellent security and grandeur. The communal parts have recently been subject to a completion renovation and are in excellent condition.

This stunning property features a spacious dining area and an intimate reception room and alcove perfect for relaxing or entertaining guests.

The spacious bedrooms offer wonderful proportions. The principal bedroom features a walk-in wardrobe and recently redesigned ensuite bathroom. The second bedroom benefits from use of the family bathroom.

The modern kitchen features bespoke joinery and exceptional work surfaces as well as a wealth of storage space. There is a separate utility/laundry room for additional storage and convenience.

Queen's Gate is a highly sought after treelined street situated in prime South Kensington moments from leafy Hyde Park, and many local coffee shops and boutiques. Gloucester Road and South Kensington provide easy transport links.

- Two bedrooms
- Porter
- Walk in wardrobe
- Parquet flooring
- Utility room

**Offers in excess of £1,650,000**

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
90-100 <b>A</b>		
81-90 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
49-54 <b>E</b>		
41-48 <b>F</b>		
35-39 <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

**Tenure:** Share of Freehold 948 years remaining  
**Service Charge:** £7,086 p.a.  
**Ground Rent:** Peppercorn  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** G

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# Queen's Gate, SW7

Approximate Gross Internal Area  
136.88 sq m / 1473 sq ft

Key :  
CH - Ceiling Height



## Lower Ground 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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