



Queens Gate Gardens  
South Kensington, SW7









An elegant three-bedroom apartment with private patio and access to communal gardens.

This beautifully refurbished property is arranged over the raised ground and lower ground floors of an attractive period conversion, set on one of South Kensington's most sought after garden squares. Offering excellent proportions and elegant design throughout, the property features a generous reception room with high ceilings, period detailing, and wooden flooring. This opens onto a sleek, fully fitted kitchen with a central island and breakfast bar, ideal for modern living and entertaining.

Each of the three bedrooms is spacious and well appointed, with ample built-in storage and access to its own bathroom, providing a versatile and private layout and perfect for families.

To the rear is a tranquil private patio and residents may also apply for access to the beautifully maintained communal garden square. Further benefits include a private front door from the street, providing an enhanced sense of privacy and independence, and a share in the freehold.

Queens Gate Gardens is a peaceful, garden square just a short walk from Gloucester Road station, with the amenities and cultural attractions of both Gloucester Road and South Kensington close at hand.

- Three bedrooms and three bathrooms
- 3.89m ceilings in the reception room
- Own private entrance from street
- Private patio garden and communal gardens access
- Chain free

Asking Price £2,700,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
69-80 C	69	80
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Tenure:** Share of Freehold, 86 years  
**Service Charge:** £2987.62 pa  
**Ground Rent:** £375pa  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** H

*Chestertons South Kensington Sales*

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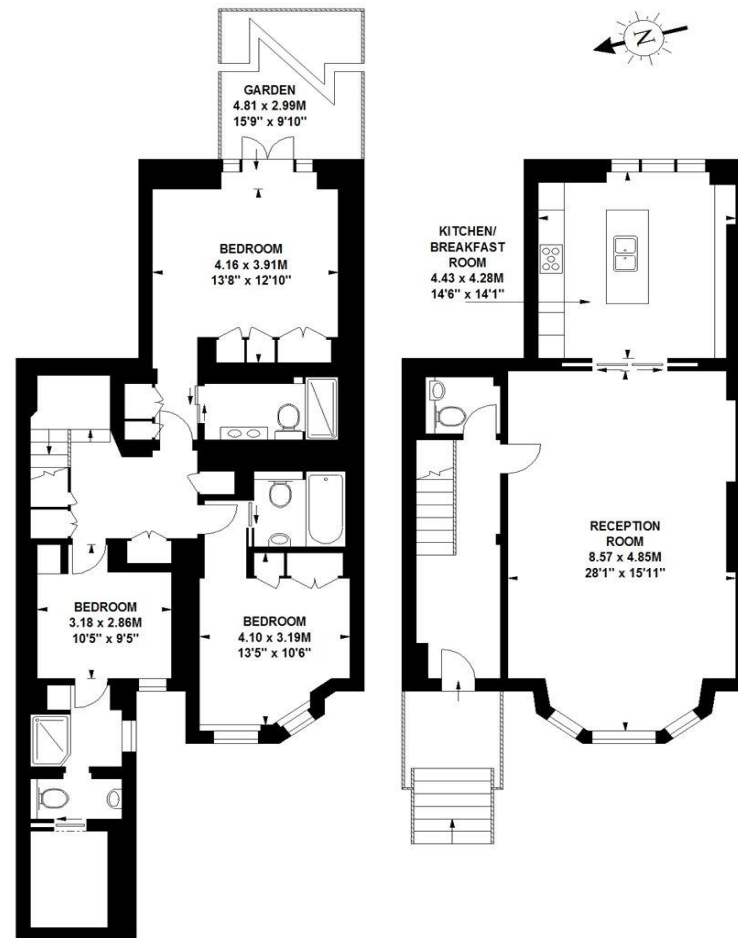
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## Queens Gate Gardens, SW7

Approximate gross internal area

151 sq ft / 1625 sq m



**Lower Ground Floor**

**Raised Ground Floor**

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