



Queens Gate Terrace
South Kensington, SW7

CHESTERTONS





An impressive three bedroom, three, bathroom top floor maisonette with lift access and a private roof terrace, ideally located in the heart of South Kensington, just moments from Hyde Park.

Arranged over the fourth and fifth floors of an elegant Period building, this bright and spacious apartment offers well balanced accommodation and has recently been redecorated throughout. The property features a large reception room with five windows, allowing in an abundance of natural light and access to a charming roof terrace enjoying far reaching views across the South Kensington rooftops. There is a separate, fully equipped kitchen granite worktops, and integrated appliances.

There are three double bedrooms with excellent built in storage, two of which benefit from en-suite bathrooms, along with a separate shower room.

Queens Gate Terrace is an elegant residential street, well located for the amenities and excellent transport links of South Kensington and Gloucester Road (District, Circle and Piccadilly lines), the apartment is also within close proximity to the open green spaces of Hyde Park and the shopping, dining and leisure facilities of High Street Kensington.

- Three bedrooms and three bathrooms
- Lift access
- Private roof terrace
- Far reaching views
- Chain free

Asking Price £1,400,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
71-80 C		73
61-70 D		
51-60 E	51	
41-50 F		
31-40 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Share of Freehold 84 years remaining

Service Charge: £4,211 p.a. plus £2,640 annual sinking fund contribution

Ground Rent: £250 p.a.

Local Authority: Kensington and Chelsea

Council Tax Band: G

Chestertons South Kensington Sales

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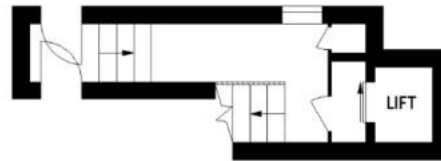
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Approximate gross internal area

1310 sq ft / 121.70 sq m

Key :
CH - Ceiling Height



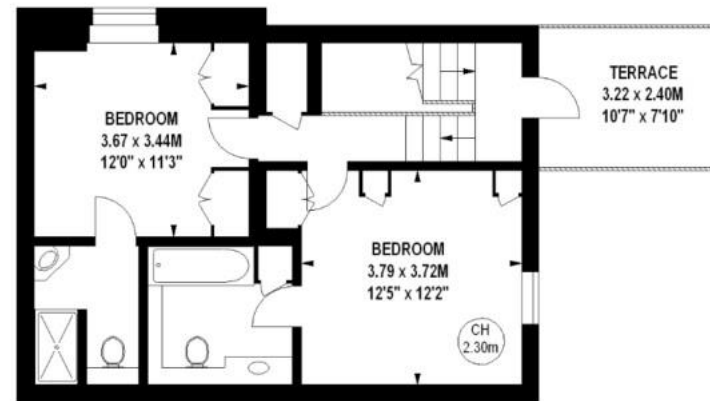
91 sq ft

Third Floor



687 sq ft

Fourth Floor



532 sq ft

Fifth Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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