



Queen's Gate, South Kensington SW7



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An immaculate three bedroom apartment, ideally located on the second floor of a handsome white stucco Grade II listed Victorian building on Queen's Gate SW7. This is an exiting opportunity to acquire an impressive residence with lift access in a portered building in a prime location.

The property is meticulously presented, featuring a spacious reception room with ceiling heights in excess of three metres, offering an abundance of natural light through floor-to-ceiling French doors that lead to a balcony. The fully integrated kitchen, situated at the front of the apartment, also benefits from direct access to the balcony, creating a seamless flow for entertaining and dining.



Asking price: £3,250,000

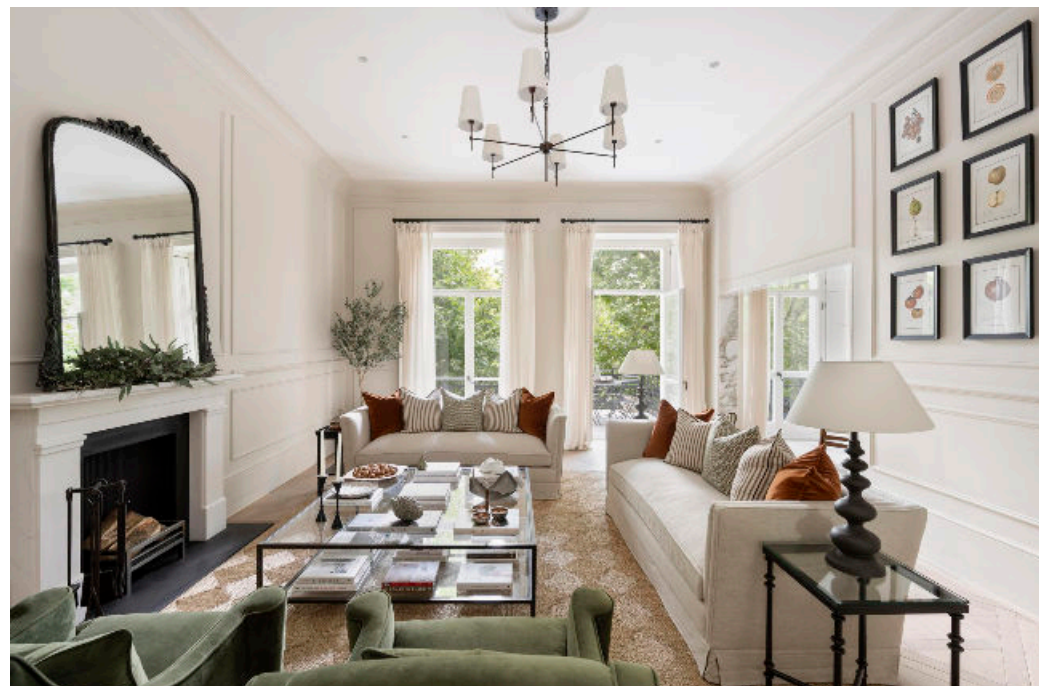
Tenure: Leasehold: approximately 174 years remaining

Service charge: approximately £11,000 per annum (including sinking fund contributions), reviewed every year, next review due 2025

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H

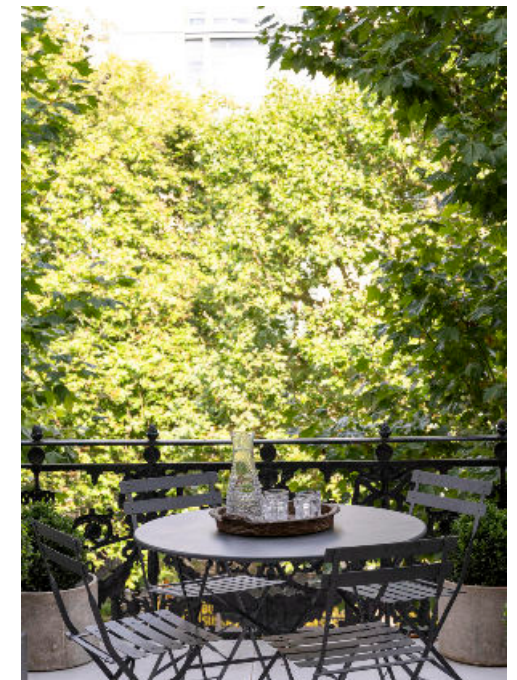




The principal bedroom is thoughtfully positioned towards the rear of the apartment, complete with ample wardrobe storage and an en suite bathroom. The second bedroom also features an en suite bathroom and integrated storage. The third bedroom is generously sized, equipped with built-in wardrobes, and is serviced by a separate family bathroom.

The property spans approximately 1,526 sq ft, featuring well-arranged living spaces that highlight period characteristics and modern comforts. Queen's Gate is located in the prestigious Royal Borough of Kensington and Chelsea, offering residents the right to apply for a convenient parking permit.

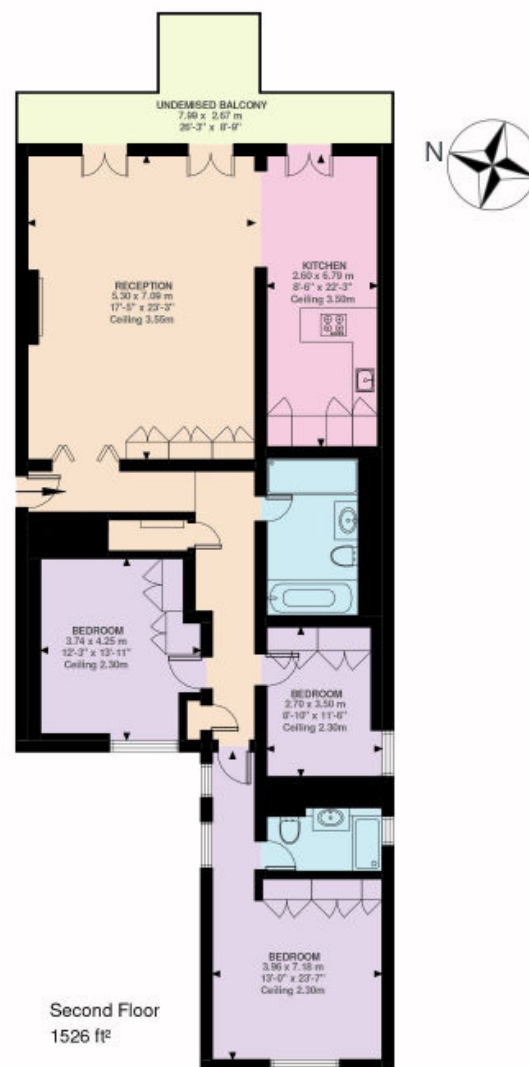
Please note that we have been unable to confirm the date of the next review for the ground rent. You should ensure that you or your advisors make your own enquires.





Queen's Gate SW7
Approximate Gross Internal Floor Area
141.81 sq m / 1,526 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated July 2024.

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