



## QUEEN'S GATE




London SW7





# SET WITHIN A DISTINGUISHED PERIOD BUILDING

This elegant two/three bedroom lateral apartment spans the first floor with lofty ceilings, offering air-conditioning and direct lift access.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Leasehold, approximately 156 years remaining

Ground rent: £150 per annum, reviewed every 33 years, next review due 2049

Service charge: Approximately £15,000 per annum, reviewed every 1 year, next review due 2026

**Guide Price: £4,890,000**





## WITH BESPOKE INTERIORS AND A PRIVATE TERRACE

With corniced ceilings nearly 4 metres, this residence exudes a sense of grandeur and openness. French doors invite natural light through the space, opening onto three balconies and a private terrace. The impressive reception room serves as the heart of the apartment, featuring a thoughtfully designed layout that connects effortlessly to the well-appointed kitchen via double glass doors. At the other end of the reception room, the versatile dining room opens onto the private terrace and can be used as an additional bedroom. The principal bedroom suite, situated at the opposite end of the apartment, is a tranquil retreat with a dressing area and an expansive en suite bathroom, all complemented by underfloor heating. A further guest room is positioned to the rear of the property. An additional shower room completes the layout. Every element of this residence reflects exceptional craftsmanship, with Toto and Villeroy & Boch bathroom fittings, Gaggenau kitchen appliances and Liebherr wine fridge.



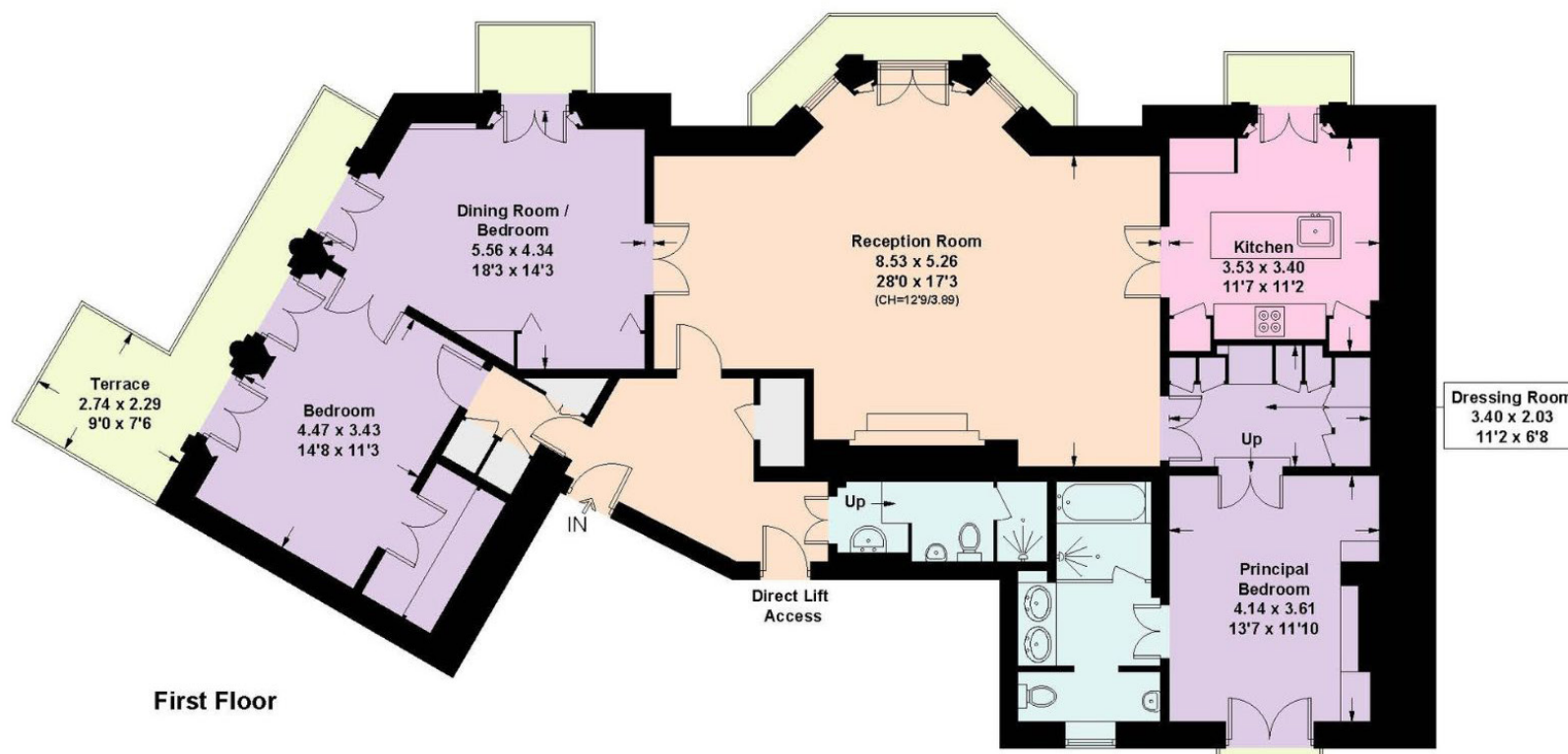












Approximate Gross Internal Area = 158.9 sq m / 1,710 sq ft

\*We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

**Rebecca Jane Higgins**

020 7871 4115

Rebecca.Higgins@knightfrank.com

**Knight Frank Chelsea and South Kensington**

352a King's Road

London SW3 5UU

**knightfrank.co.uk**

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