



Queen's Gate Gardens, South Kensington SW7



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An immaculate three bedroom, two bathroom lateral apartment being six windows wide, quietly positioned in a handsome white stucco-fronted building on a prime address in South Kensington, SW7.

Entering on the third floor, the apartment has a welcoming entrance hall leading through to an impressive south-facing reception room with a connected dining room enjoying green views over the communal gardens.

Adjacent to this is the principal suite, including a walk-in wardrobe, fully-fitted storage and a large en suite bathroom with a bath, walk-in shower, full-width mirror and basin. There is a further good-sized double bedroom suite to the rear enjoying an open aspect, with integrated storage and an en suite bathroom with a shower.

**Asking price:** £3,500,000

**Tenure:** Leasehold: approximately 141 years remaining

**Service charge:** c. £15,560.48 per annum

**Ground rent:** a peppercorn per annum

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** H

The apartment has a modern kitchen fitted to a high standard featuring a double fridge and freezer, a smart hob and integrated appliances, off which sits a fully fitted study/bedroom with an open aspect providing wonderful light.

The apartment is offered in immaculate order and enjoys a well-balanced layout. The current owner has reconditioned the property to an exacting standard down to the smallest detail using high-quality materials throughout. NB. some photos use CGI for illustrative purposes only.

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

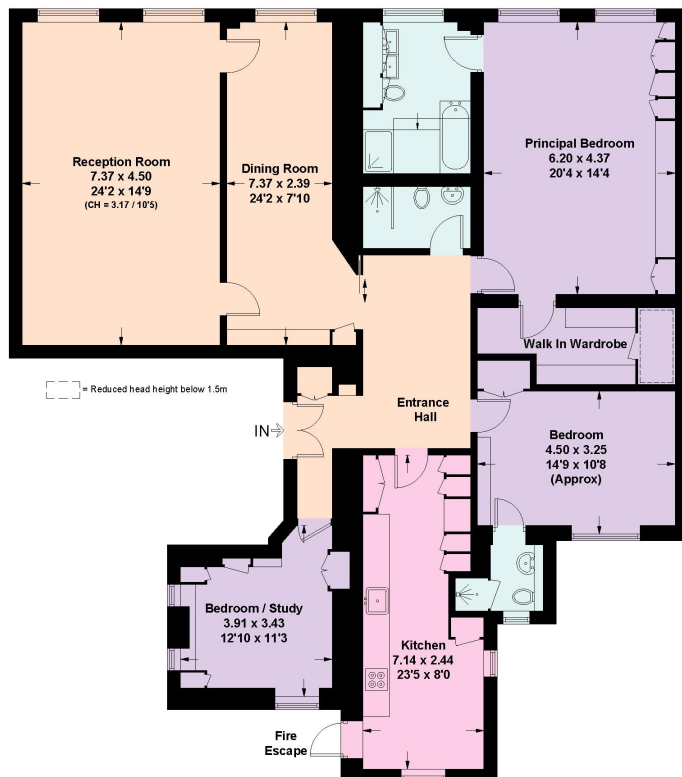






## Queens Gate Gardens, SW7

Approximate Floor Area = 178.8 sq m / 1925 sq ft  
Including Limited Use Area (3.0 sq m / 32 sq ft)



Third Floor

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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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 2022. Photographs and videos dated August 2022 NB. some photos use CGI for illustrative purposes only.

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