



Queen's Gate, South Kensington SW7

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# Queen's Gate, South Kensington SW7

A beautifully presented two bedroom, two bathroom apartment, situated on the raised ground floor of a handsome white stucco-fronted Grade II listed Victorian conversion on a prestigious residential address in the vibrant heart of South Kensington SW7.

Entering on the raised ground floor, an inviting hallway leads through to an exceptional reception room, which is characterised by a striking ceiling height of c. 3.48 metres and an attractive marble fireplace. A well-appointed kitchen is towards the rear of the property, which includes integrated appliances, a smart hob and plenty of worktop space



**Asking price:** £1,400,000

**Tenure:** Leasehold: approximately 88 years remaining

**Service charge:** approximately £5,807 per annum, reviewed every year, next review due 2025

**Ground rent:** approximately £125 per annum

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

**Council tax band:** G



The principal bedroom is discreetly positioned towards the rear of the apartment, which is served by extensive wardrobe storage, an en suite shower, and its own decked terrace. A further good-sized double bedroom is towards the front, benefiting from integrated storage and a separate bathroom, which is conveniently accessible via the hallway.

This exceptional property benefits from high ceilings and excellent storage throughout, measuring to approximately 940 sq ft.

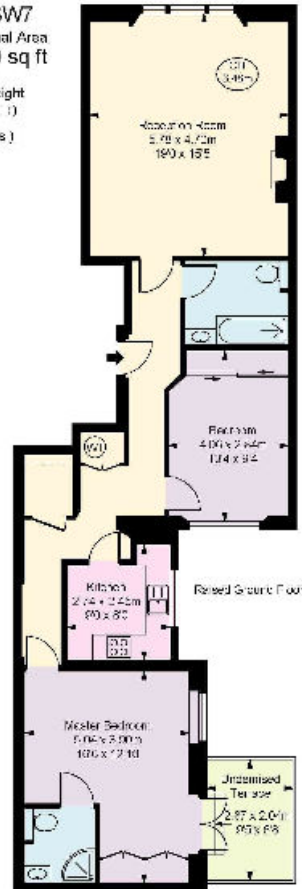
Queens Gate runs between Hyde Park and Old Brompton Road and is also close to both Gloucester Road and Kensington High Street which offers plenty of shops, restaurants and cafes. Kensington Gardens and Hyde Park are a short walk away.

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 inquiries.



**Queen's Gate, SW7**  
Approximate Gross Internal Area  
87.32 sq m / 940 sq ft

(Including restricted height  
under 1.5m  
(CH = Ceiling Heights)



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 January 2024, Photographs and videos dated August 2020.  
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