



Queen's Gate Place, South Kensington SW7



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An immaculate two bedroom, two bathroom first floor apartment, situated in a handsome Grade II listed Victorian building on a coveted residential street at the heart of the Queen's Gate Grde in South Kensington. This is an exciting and rare opportunity to acquire a first floor residence in central London with ceiling heights reaching up to 4.19 metres. Entering on the first floor, an inviting hallway leads through to an exceptional reception and dining room, which is characterised by very high ceilings, including ornate cornicing, and three elegant floor-to-ceiling French doors that open out to a full-width balcony, a space perfect for al fresco dining and entertaining.



Asking price: £2,575,000

Tenure: Leasehold: approximately 172 years remaining

Service charge: approximately £4,730 per annum, reviewed every year, next review due 2024

Local authority: Royal Borough of Kensington & Chelsea

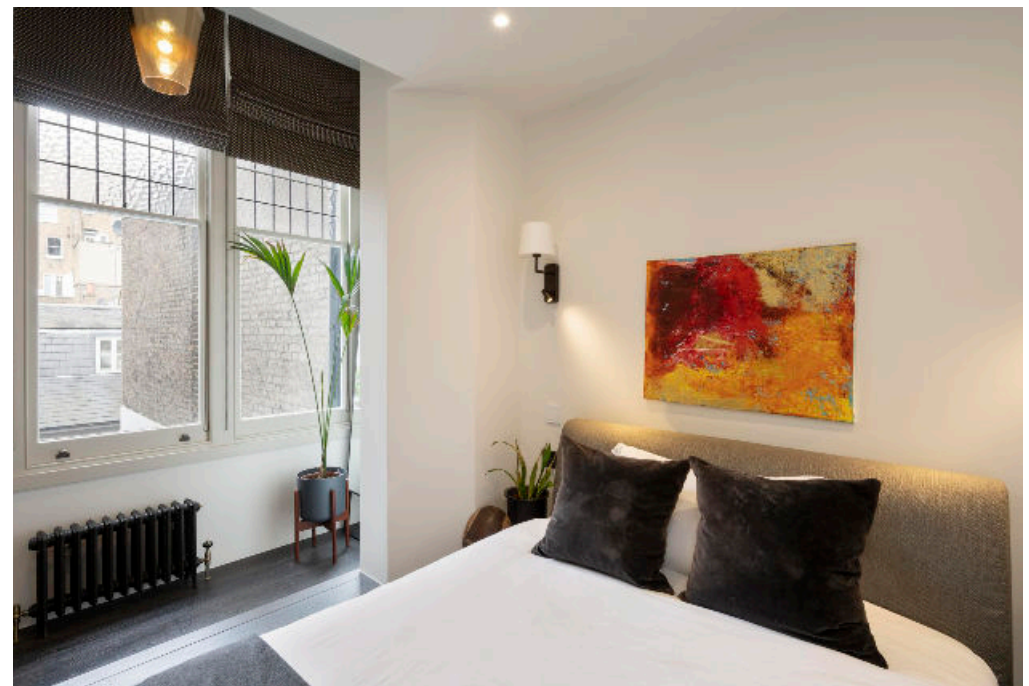
Council tax band: G

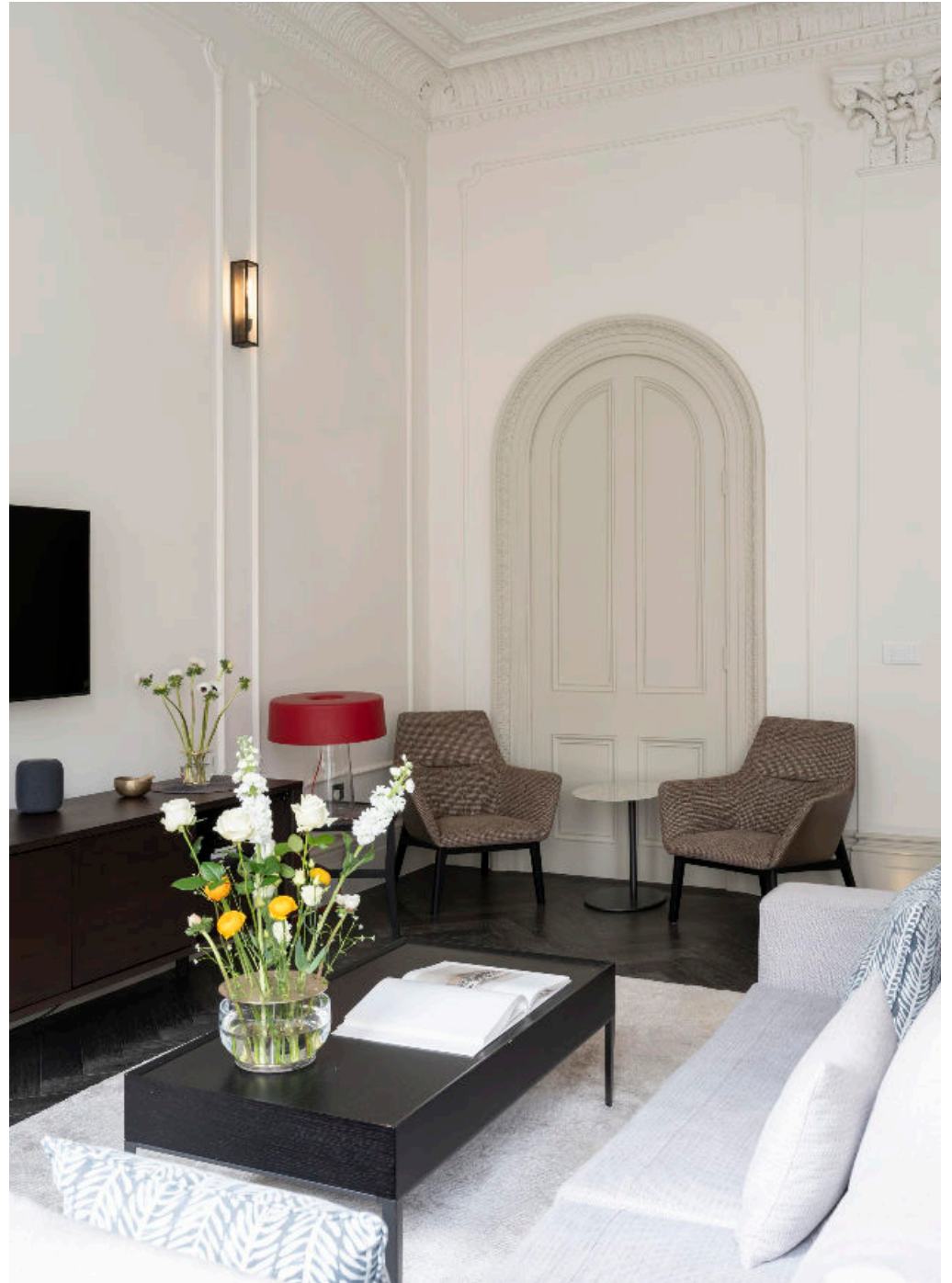
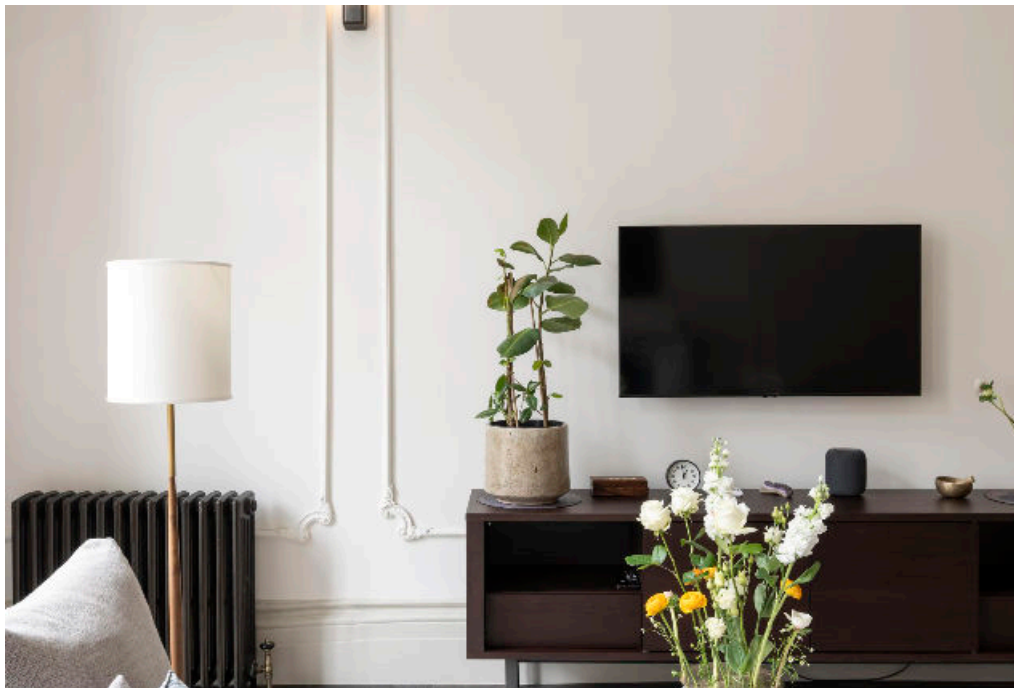


The reception room further benefits from an attractive fireplace, parquet flooring and an open plan kitchen, which features integrated appliances, an island with a smart hob and pristine worktop space. Every detail has been carefully considered to ensure both functionality and aesthetic appeal.

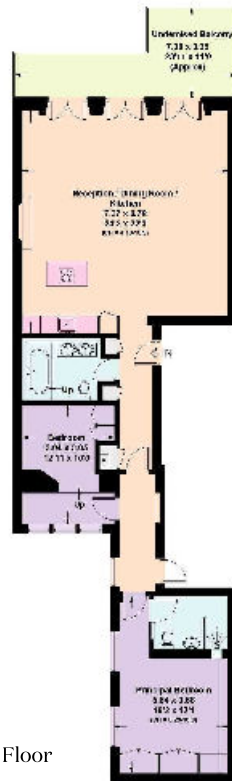
The principal bedroom is discreetly positioned towards the rear, which is served by extensive wardrobe storage, and a sleek en suite. There is a further good-sized double bedroom which has ample built-in storage. Additionally, there is a bathroom with an elegant finish, which is accessible via the hallway.

Queen's Gate Place is a highly sought-after residential street located in the prestigious Queen's Gate Grid. Its prime location allows residents to enjoy the vibrant atmosphere and amenities in the area, including an excellent selection of shops, bars, and restaurants. •Please note that we have been unable to confirm ground rent details. You should ensure that you or your advisors make your own inquiries. •





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First Floor

Approximate Floor Area = 102.8 sq m / 1,106 sq ft
Including Limited Use Area (0.4 sq m / 4 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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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 March 2024. Photographs and videos dated March 2024.
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