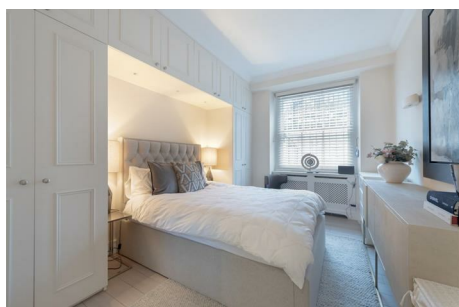




CLEMENTS
HABBA



Queen's Gate Gardens, Kensington, London

Kensington, London, SW7 5RP

£775,000

Leasehold - Share of Freehold

 2  2  1  71

30A Queen's Gate Gardens

Kensington, London, SW7 5RP

- Two Bedroom Apartment
- Italian Stone Flooring
- Service Charge £5600 PA
- Chain Free
- Share of Freehold - Long Lease of 900 years
- Brand Newly Redecorated Throughout
- RBK&C - Council Tax Band G
- Private Entrance
- Envious South Kensington Location
- EPC - C

Introducing to market an exceptional, large and bright two double bedroom apartment, with share of freehold and a private entrance on the lower ground floor of a grand Period building on the highly desirable Queens Gate Gardens in SW7.

Introducing to market an exceptional, large and bright two bedroom, lower ground apartment with share of freehold, on the highly desirable Queens Gate Gardens in SW7.

Enviably located on the highly desirable Queen's Gate Gardens in South Kensington, this two and a half bedroom apartment has just been redecorated throughout, with stunning stoneware flooring made in Italy by Marazzi as you enter and is offered in fantastic condition.

The pretty period building boasts a private entrance and is located directly opposite the large, historical communal gardens. The apartment benefits from an exceptionally large room which could be used as either a main reception or master bedroom, with great ceiling height and a distinct sense of grandeur. The property also benefits from two further bedrooms and a family sized bathroom.

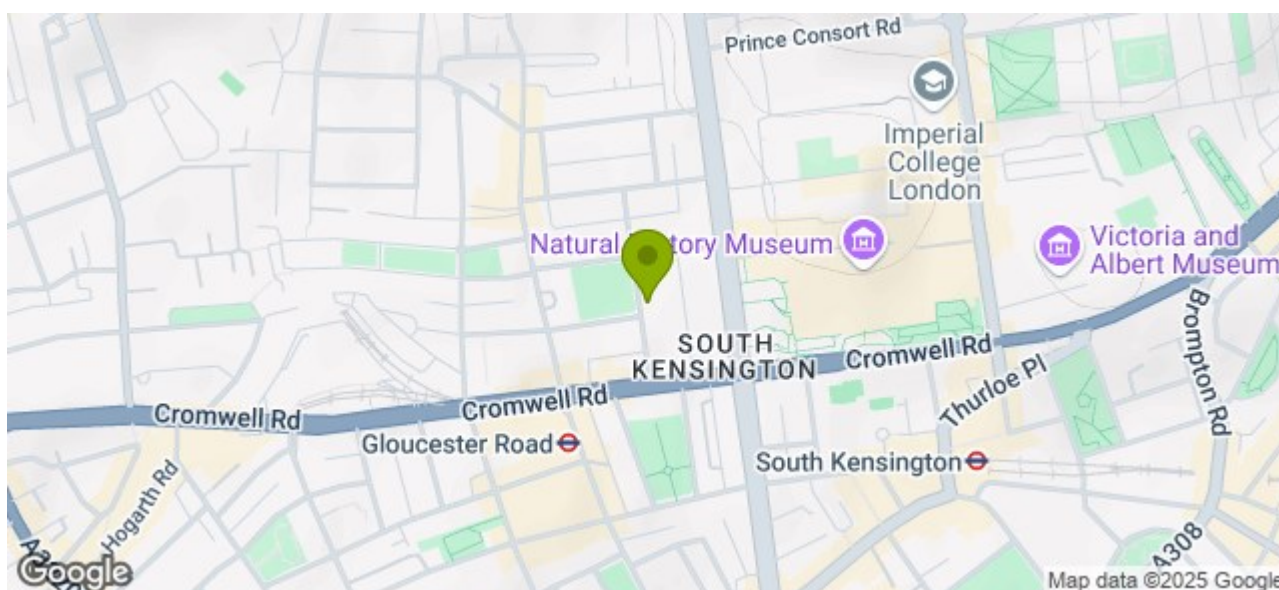
The location offers exceptional local amenities and is well connected, with both Gloucester Road and South Kensington underground stations within easy reach.

Service Charge £5600 PA.

Offered to the market Chain Free.

Share of Freehold

EPC C

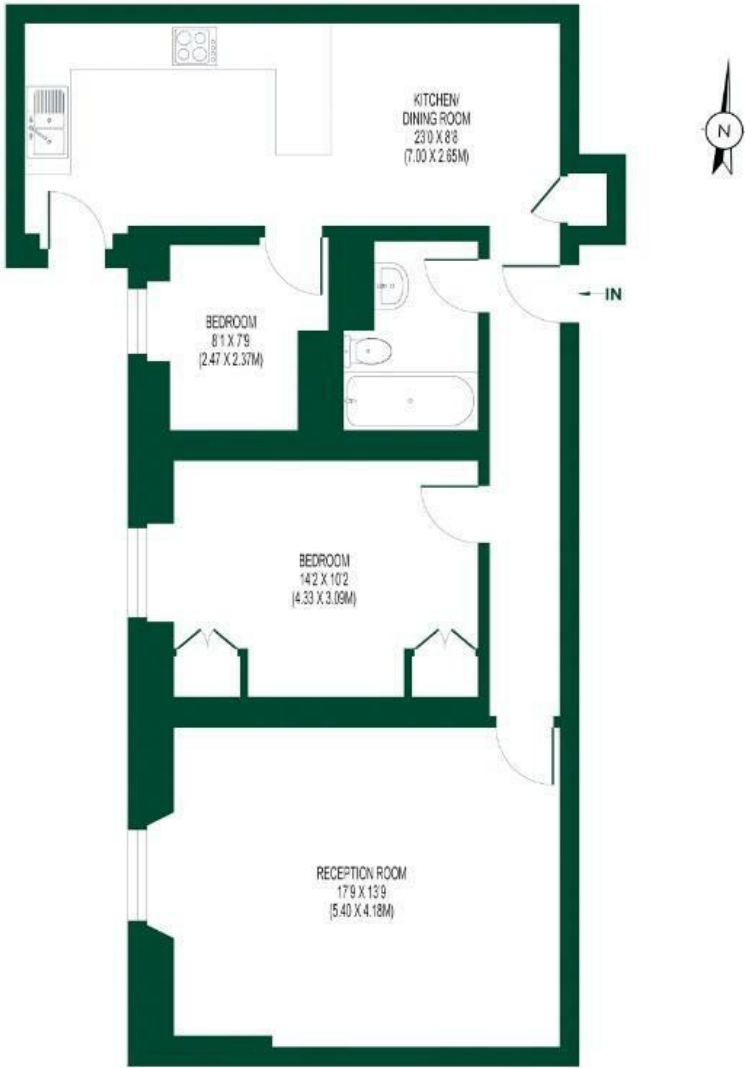


Tel:0208 798 2132



Floor Plan

QUEEN'S GATE GARDENS
APPROX. GIA 801 SQ. FT/74.41 SQ.M



LOWER GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	