

THE PENTHOUSE

QUEEN'S GATE GARDENS SW7







A stunning architecturally designed penthouse apartment spanning over 50 ft in width and offering over 3,800 sq ft of living accommodation, with 2 stunning terraces providing skyline views, and access to charming communal gardens.

The apartment is accessed on the 5th floor (with direct lift access), into a central hallway. At one end is a fabulous double reception room with two sets of French doors leading out onto a balcony, looking out over the pretty communal gardens, to which the flat has access. Towards the rear, there is a door leading out onto a beautiful roof terrace of approximately 570 sq ft which allows for dining al-fresco. Adjacent to the reception space is a fully fitted kitchen with modern appliances. There is a very good principal bedroom with built-in storage, a dressing room and an en-suite shower room. There are two further double bedrooms supported by another shower room. There is another double bedroom with excellent storage and another bathroom with separate shower. On the 6th floor, there is additional space which would make a very good home office, children's playroom or additional bedroom, leading out onto another large terrace of approximately 600 sq ft. There is also a bathroom, utility room and nearly 700 sq ft of eaves storage on this floor.



Queens Gate Gardens is a peaceful residential address in the heart of South Kensington. Close by are the green open spaces of Hyde Park and the world class amenities to be found in the area. Gloucester Road and South Kensington underground stations (District, Circle and Piccadilly lines) are 0.2 miles away and 0.4 miles away respectively.







APPROXIMATE AREA

3,843 sq ft / 357 sq m

Eaves 680 sq ft / 63.2 sq m

Total 4,523 sq ft / 420.2 sq m Including Limited Use Area / Eaves
(806 sq ft / 74.9 sq m) & Excluding Void



ASKING PRICE

£5,950,000

TENURE

Leasehold, 999 years from 25 March 1980

GROUND RENT

A peppercorn and additional rent

SERVICE CHARGE

£2,037.17 quarterly plus £387.50 paid quarterly to the reserve fund

LOCAL AUTHORITY

Royal Borough of Kensington and Chelsea

COUNCIL TAX BAND

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EPC RATING

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.