



Queen's Gate
South Kensington, SW7

CHESTERTONS





A well-proportioned and quietly positioned two double bedroom apartment, set on the lower ground floor of this impressive end-of-terrace period building. The apartment benefits from exceptional ceiling heights of over 3 metres, creating a wonderful sense of space and light throughout.

The principal bedroom features built-in wardrobes and a well-appointed en suite bathroom, while the second double bedroom also benefits from fitted storage. There is a separate family bathroom and access to a private patio.

Queen's Gate is a highly regarded, tree-lined address, ideally located for the excellent shops, restaurants and amenities of Gloucester Road and South Kensington. The A4/M4 provides convenient access to the M25, Heathrow Airport and the west, while South Kensington Underground Station (Piccadilly, Circle and District lines) is close at hand. The open green spaces of Hyde Park and Kensington Palace Gardens are also within easy reach.

- Two bedrooms
- High ceilings
- Wooden flooring
- Private patio
- No onward chain

Guide Price £900,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		76
63-71	D	62	
54-62	E		
45-53	F		
35-44	G		

Rate energy efficiency - higher rating best. EU Directive 2002/91/EC
England, Scotland & Wales

Tenure: Leasehold 76 years remaining

Service Charge: £6,566 p.a.

Ground Rent: £150 p.a. (£100 rising to £250)

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: G

Chestertons South Kensington Sales

44-48 Old Brompton Road

London

SW7 3DY

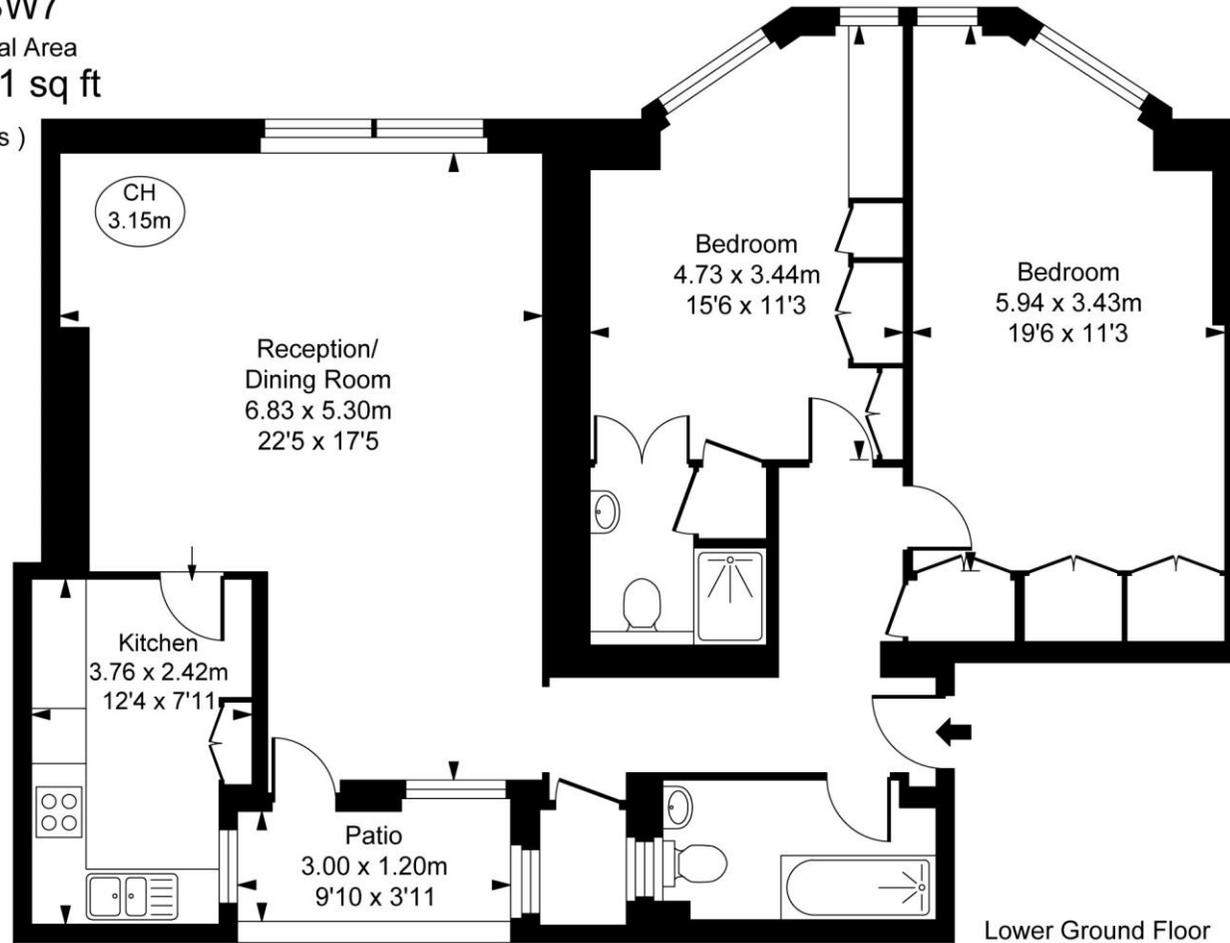
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Queen's Gate, SW7
 Approximate Gross Internal Area
98.56 sq m / 1,061 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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