



Queen's Gate Gardens, South Kensington, SW7 5RP

Guide Price £1,200,000 Share of Freehold

Introducing Queen's Gate Gardens...

A beautifully presented two-bedroom, two-bathroom apartment positioned on the fourth floor of an elegant period building on one of South Kensington's most desirable garden squares. Enjoying lift access and a superb central location moments from local amenities and transport links, the property is offered to the market with no onward chain.



Welcome to South Kensington...

Queen's Gate Gardens, SW7, is a prestigious garden square in South Kensington, Ideally located just moments from Gloucester Road and South Kensington tube stations offering excellent transport links via the District, Circle, and Piccadilly lines. Residents enjoy proximity to Hyde Park, world-class museums, top-rated schools, and the shopping and dining of Knightsbridge, making it a highly desirable address in the Royal Borough of Kensington and Chelsea

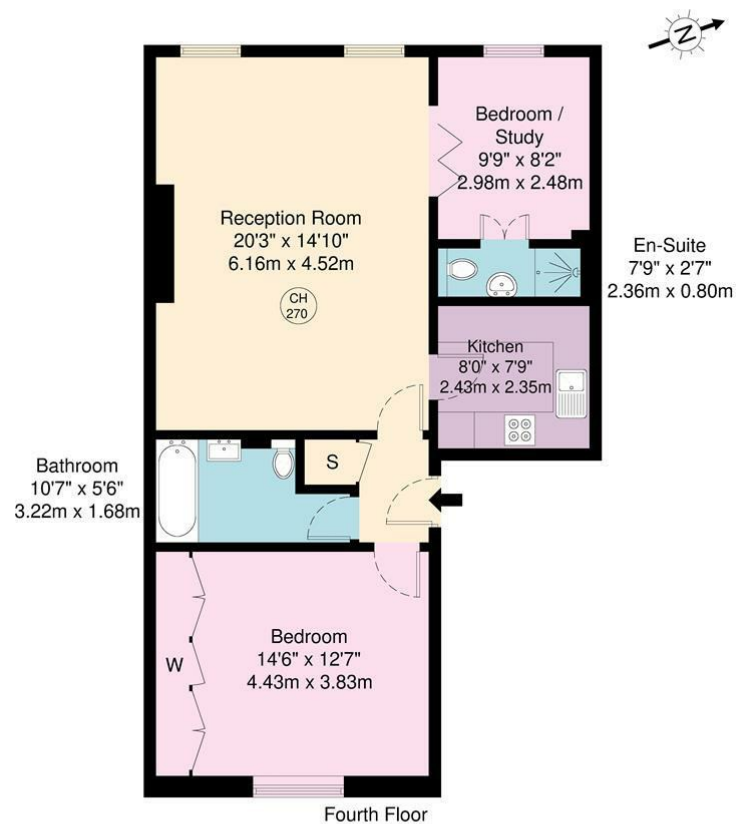
- **2 Bedrooms**
- **2 Bath / Shower Rooms**
- **Large Reception Room**
- **Separate Kitchen**
- **Fourth Floor Apartment**
- **Lift**
- **Access to Garden Square**
- **Share of Freehold**
- **No Onward Chain**
- **To include all contents**



Queen's Gate Gardens







GROSS INTERNAL AREA (GIA)
The footprint of the property
71.1 sq m / 765 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.7 sq m / 29 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

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	

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

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Asset & Capital Management

Fuller Gilbert
& Company Est. 2001

