






## QUEENS GATE

London SW7



# LATERAL THREE BEDROOM, THIRD FLOOR APARTMENT WITH LIFT

This extraordinary lateral apartment spans the width of a handsome period building, close to Hyde Park, in a sought after South Kensington address.

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Local Authority: City of Westminster

Council Tax band: H

Tenure: Share of freehold plus leasehold with approximately 980 years remaining

Ground rent: Peppercorn

Service charge: £8,366 per annum. Please enquire for next review date

**Guide Price: £3,600,000**



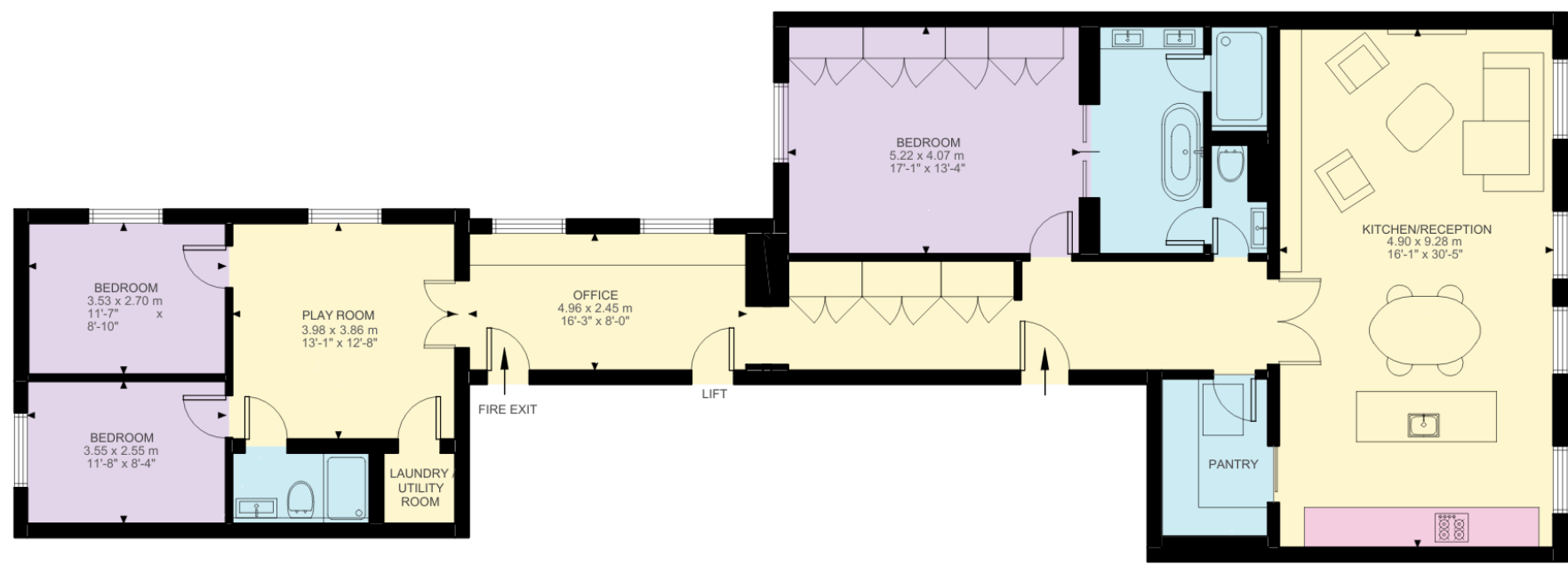
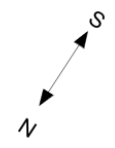
## AN ELEGANT PERIOD BUILDING

The main kitchen/reception room provides a large open-plan area suitable for both everyday use and entertaining. Its length and width create a natural division between cooking, dining and seating zones, ensuring the room functions effectively for varied needs. A second living room sits separately, offering an additional reception space that can serve as a quieter social area, media room or informal sitting room. The layout is further enhanced by a dedicated office positioned away from the principal living spaces, giving a practical work-from-home arrangement. The bedroom accommodation comprises three well-arranged rooms are peacefully positioned to the rear of the apartment. The largest bedroom provides strong proportions and good flexibility for furniture, while the two additional bedrooms offer comfortable guest or family spaces. A utility room supports day-to-day functionality, and a loft storage area adds valuable additional capacity within the property.

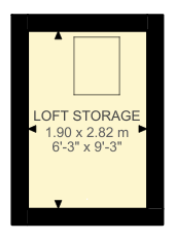








Third Floor  
1800 ft<sup>2</sup>



Approximate Gross Internal Area = 162.87 sq m / 1,753 sq ft  
Approximate Gross Internal Area (Including Loft Storage) = 168.23 sq m / 1,811 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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