



## QUEENS GATE PLACE

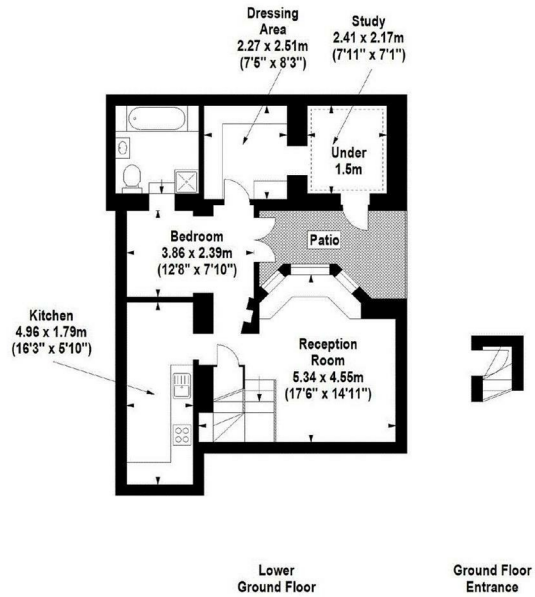
LONDON, ROYAL BOROUGH OF KENSINGTON AND CHELSEA, SW7 5NT

£595,000

LEASEHOLD

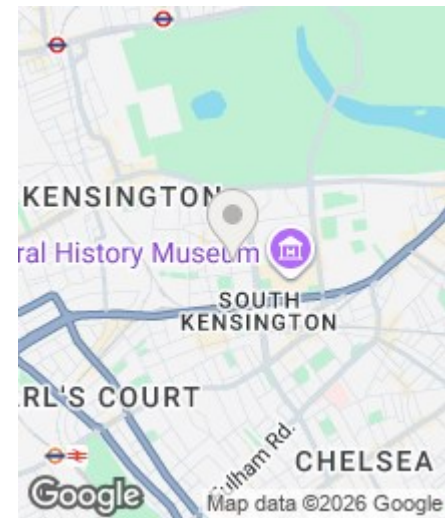
A bright and well located lower ground floor flat with a private patio and access to wonderful garden square. The flat is well presented throughout and benefits from double bedroom with an en suite bathroom, separate dressing room, a study, reception room and well appointed kitchen. Imperial College, Natural History Museum and the shopping and transport facilities of South Kensington are all within walking distance. We understand the lease has 137 years remaining and service charge is circa £3,973 per annum

**SANDERSONS**  
LONDON



Queen's Gate Place, SW7

Approx. Gross Internal Area  
60.11 Sq M - 647 Sq Ft



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

EPC Rating: Council Tax Band: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

108 Holland Park Avenue  
London  
W11 4UA

020 7602 6725  
james@sandersonslondon.co.uk  
sandersonslondon.co.uk

**SANDERSONS**  
LONDON