



## QUEENS GATE TERRACE

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

£1,039 PER WEEK

**SHORT LET: ALL BILLS INCLUDED.** A superb one-bedroom flat occupies the raised ground floor of an immaculate, stucco-fronted building. The interior comprises, briefly: a bright and spacious, open-plan kitchen/ reception room; a large double-bedroom with ample light from the rear of the building; a guest cloakroom/ utility room and a modern shower room. Features of note include wide-plank wooden floors throughout the living areas; a bespoke, fully-fitted kitchen and double-height ceilings throughout. During refurbishment, the designers took great care to maintain some of the period features of the building, including corniced ceilings, an original fireplace and leaded glass windows. Queens Gate Terrace itself is one of the finest ambassadorial streets in London, spanning from Queens Gate to Gloucester Road, offering not only fantastic transport links but access to a wealth of up-market shops, delis and restaurants.

**SANDERSONS**  
LONDON



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

**EPC Rating:**      **Council Tax Band: E**

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

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