



QUEENS GATE PLACE

London SW7



AN EXTRAORDINARY TOP FLOOR DUPLEX WITH TWO TERRACES

This apartment has been meticulously maintained by the current owner. Upon entry, this impressive apartment comprises three double bedrooms, two of which have ample fitted wardrobes, as well as a separate study.

			EPC
3	2	1	C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of Freehold, approximately 950 years remaining

Service charge: approx 4,819 per annum, reviewed yearly, next review due
2026

Guide Price: £2,500,000



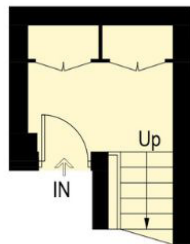
WITH SOME APPLIANCES RECENTLY REPLACED

One of the bedrooms has an en suite bathroom and there is a separate family bathroom. The bedrooms have exceptional volumes, large windows and intricate cornicing. Upstairs, the generous open-plan kitchen, living and dining room is abundantly bright. Three skylights, a large window and floor-to-ceiling sliding glass doors onto a private patio flood the room with light. A stairway with glass panelling leads up to the large, private roof terrace. The reception room seamlessly pairs period charm with stylish, modern-day living. The reception room has a modern kitchen and is complete with exposed brick and metal pillars and beams. Solid wood flooring and integrated speakers run throughout the apartment. A fourth room, currently an office, can be used flexibly to suit the future owner's needs. The room is lined with floor-to-ceiling cupboards, concealing the water tank, boiler and washing machine. There is plenty of storage space elsewhere, located behind classic panelling in the hallway.

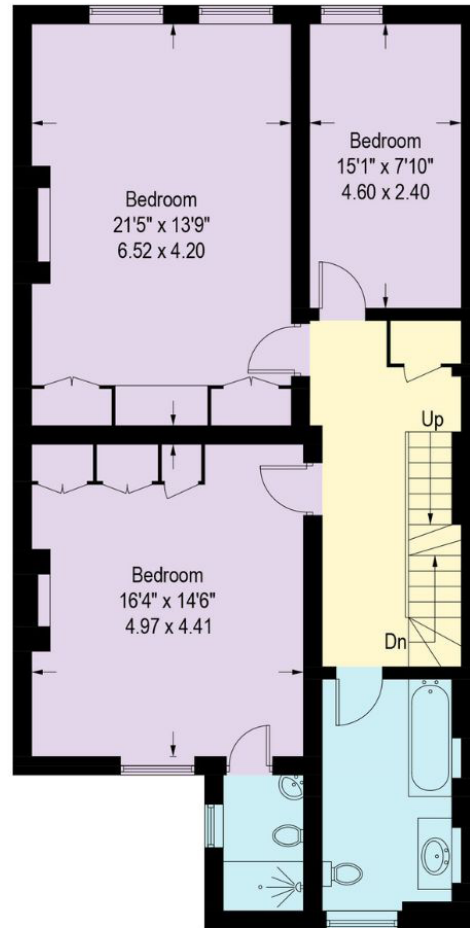




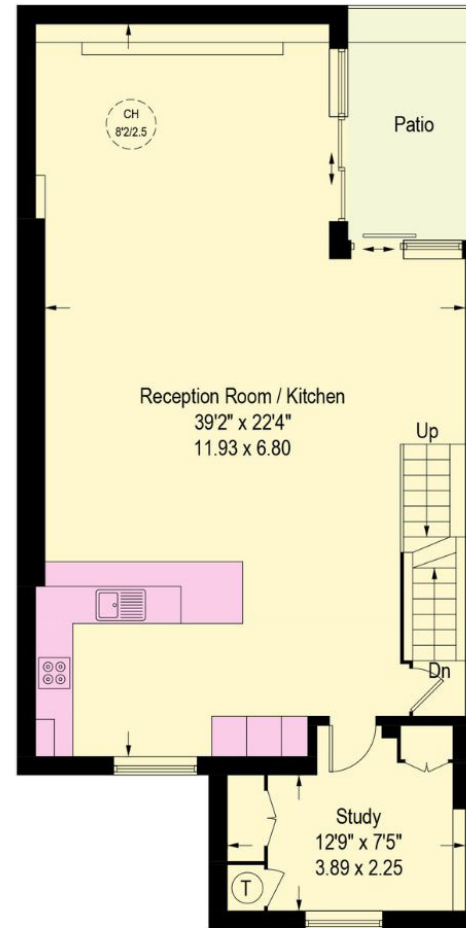




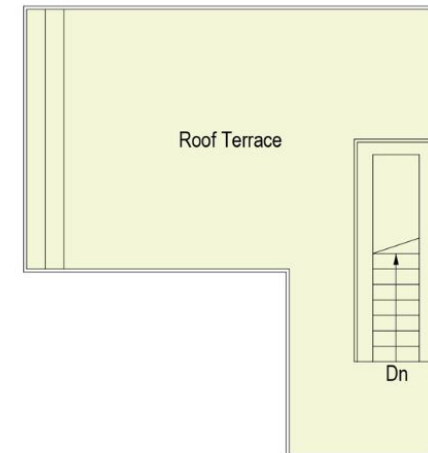
Third Floor



Fourth Floor



Fifth Floor



Sixth Floor

Approximate Gross Internal Area = 182.5 sq m / 1,964 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.

Claire Mengham

0203 978 2462

Claire.Mengham@knightfrank.com

Knight Frank Chelsea and South Kensington

352a King's Road
London SW3 5UU

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.