



## QUEENS GATE TERRACE

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

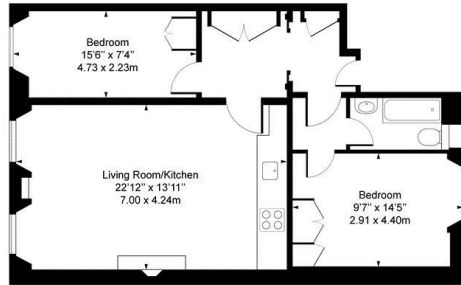
£1,385 PER WEEK

SHORT LET: ALL BILLS INCLUDED. Superb two-bedroom flat occupies over 700 square feet of the second floor of an immaculate, stucco-fronted building. The interior comprises, briefly: a bright and spacious, open-plan kitchen/ reception room; two large double-bedrooms with ample natural light and a modern bathroom. 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, particularly in this case the original fireplace. Similarly, the flat is served by a passenger lift. 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

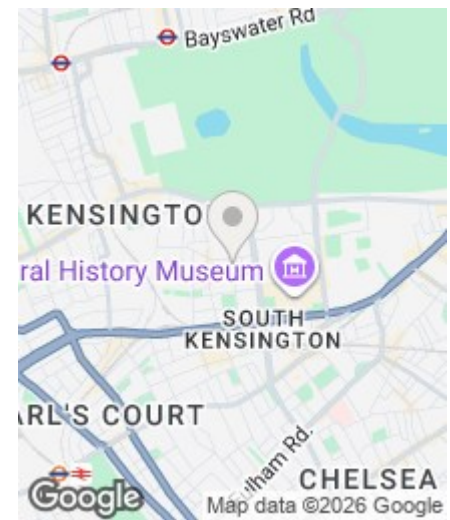
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Approx. Gross Internal Area 744.75 sq ft / 69.19 sq m



Second Floor

For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general guide for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, search, enquiries and full survey as to the correctness of each statement. Any areas measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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: F

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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