



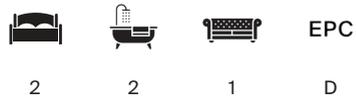
## QUEEN'S GATE

London SW7



## TWO BEDROOM DUPLEX APARTMENT WITH LIFT AND ROOF TERRACE

A beautifully arranged duplex apartment with generous living space and roof terrace in the heart of South Kensington.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Leasehold with approximately 986 years remaining

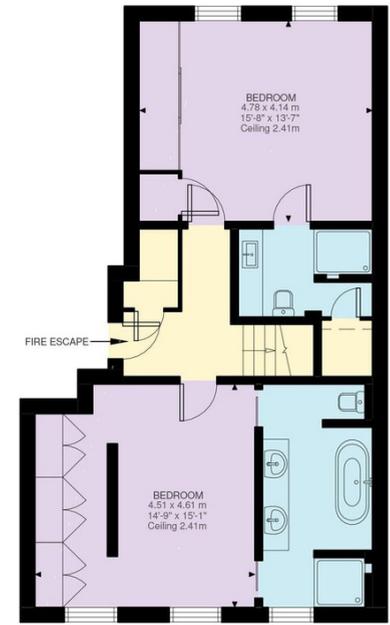
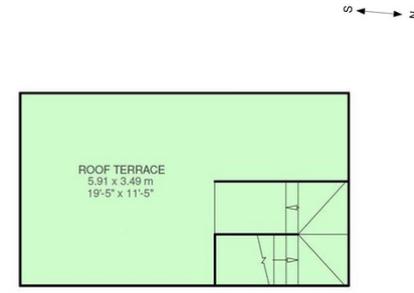
Ground rent: £900 per annum, reviewed every year

Service charge: £13,000 per annum, reviewed every year

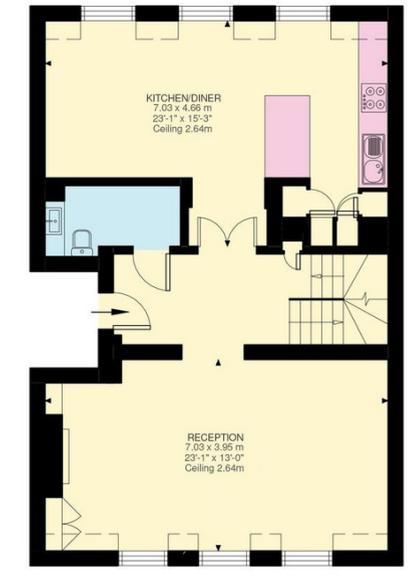
**Guide Price: £2,995,000**

Occupying the fourth and fifth floors of an elegant period building, this well-proportioned apartment has lift access at both levels and combines impressive ceiling heights with balanced living and sleeping spaces. The upper level is arranged for entertaining, with a large reception room benefiting from excellent natural light and a ceiling height of approximately 2.6m. This space flows naturally into a substantial kitchen and dining room, creating an open, functional layout suited to both everyday use and hosting. A guest cloakroom is positioned discreetly off the hallway for convenience. The lower floor provides two generous en suite bedrooms, both with built-in wardrobes.

The property is further enhanced by a roof terrace, a rare asset for one of South Kensington's most desirable locations.



Fourth Floor  
728 ft²



Fifth Floor  
786 ft²

Queens Gate, SW7  
Approximate Gross Internal Area = 140.74 sq m / 1,515 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  
020 3978 2462  
claire.mengham@knightfrank.com

**Knight Frank Chelsea and South Kensington**  
352a Kings Road  
SW3 5UU

[knightfrank.co.uk](https://www.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 February 2026. Photographs and videos dated February 2026. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.