



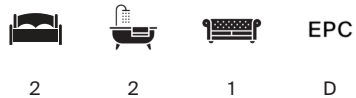
QUEEN'S GATE

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

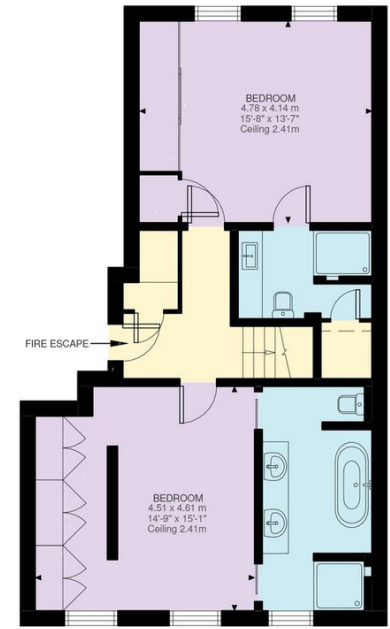
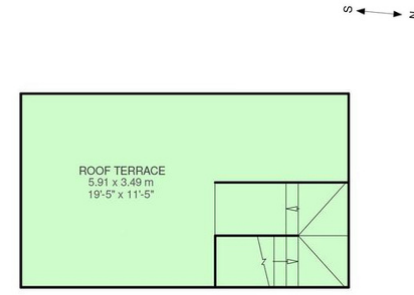
Ground rent: £900 per annum, reviewed every year

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

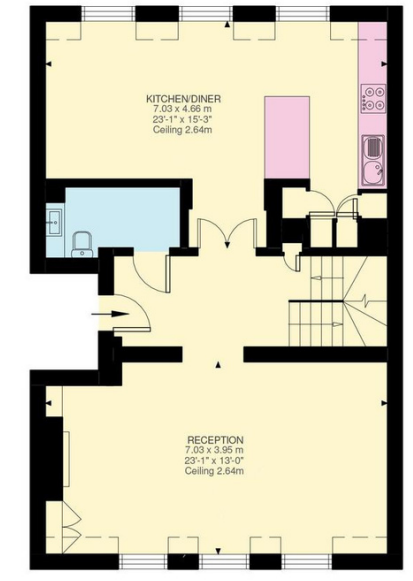
Guide Price: £2,950,000

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.

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