



Queens Gate
South Kensington, SW7

CHESTERTONS





A beautifully refurbished studio apartment positioned on the raised ground floor of an elegant stucco fronted period conversion. Finished to a high standard throughout, the property seamlessly blends retained period features with contemporary finishes.

The apartment offers a spacious reception room with a semi open-plan, modern kitchen, enhanced by impressive ceiling heights of approximately 3.9m, allowing for a full-height mezzanine sleeping area that is both practical and cleverly designed. The large window floods the space with natural light, while wood flooring runs throughout, adding warmth and continuity. The property is peacefully set at the rear of the building, providing a quiet and private outlook.

Further benefits include excellent built-in storage, and a sleek, modern bathroom featuring walk-in shower. The building also benefits from a daytime porter.

Queen's Gate runs north from Old Brompton Road towards Kensington Road and is ideally located for the many amenities of South Kensington and Gloucester Road and within close proximity of the green open spaces of Hyde Park.

- Spacious studio with mezzanine sleeping area
- 3.9m ceilings with original corning
- Wooden flooring
- Day porter
- Chain free

Asking Price £750,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		72
55-68	D	54	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 104 years
Service Charge: £4340.71 plus reserve fund contribution of 2,112.47 p.a.
Ground Rent: £35pa
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: D

Chestertons South Kensington Sales

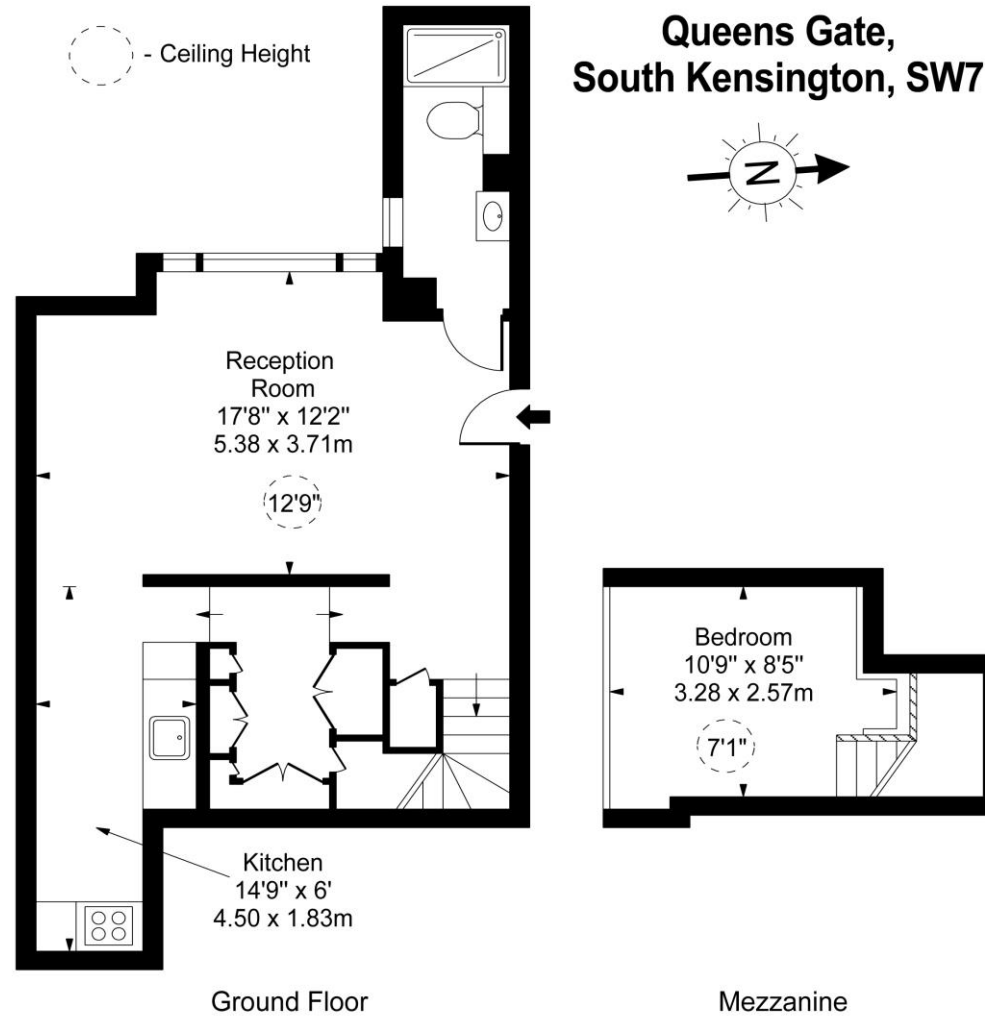
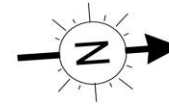
44-48 Old Brompton Road
 London
 SW7 3DY

southkensington@chestertons.co.uk

020 7589 1234

chestertons.co.uk

**Queens Gate,
South Kensington, SW7**



Approx Gross Internal Area 534 Sq Ft - 49.61 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 013493E

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is
100% recyclable