




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
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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: £2,650,000



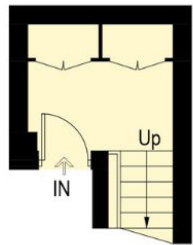
WITH SOME APPLIANCES RECENTLY REPLACED

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.

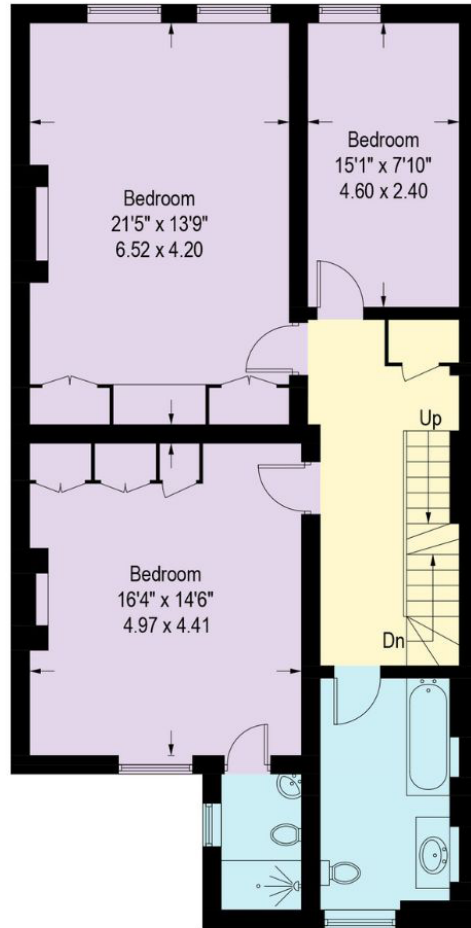




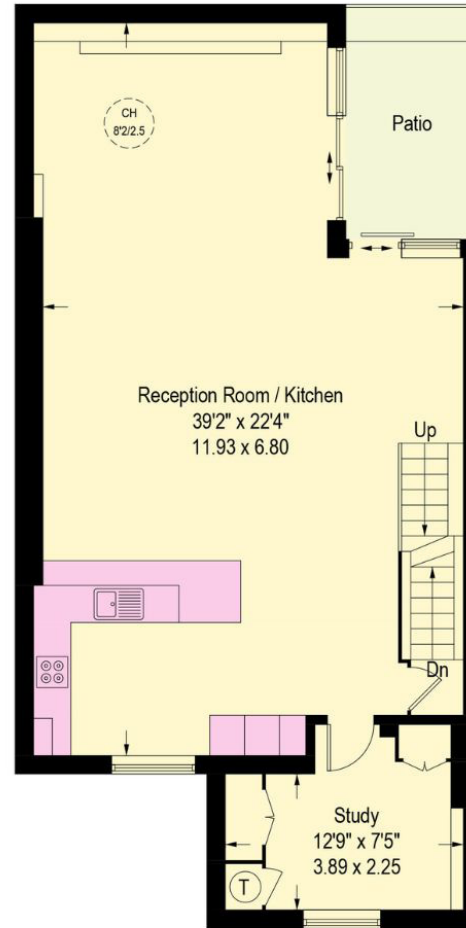




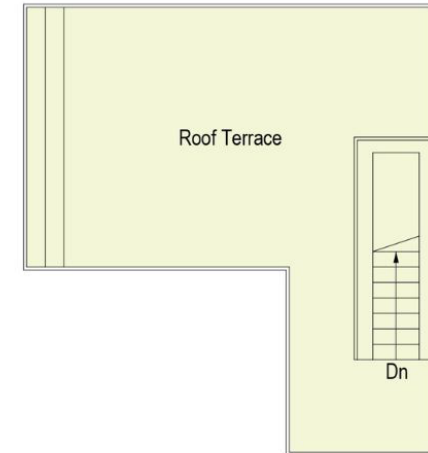
Third Floor



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.

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