






QUEEN'S GATE LONDON SW7
£4,500 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Queen's Gate London SW7

£4,500 Per Month
Part-furnished

 2 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Two Bedrooms, - Two Bathrooms, -
Porter/Concierge, - Lift, - Prime location, -
Furnished, - Communal Heating and Hot
Water

Council Tax

Council Tax Band G

Hamptons
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{ A LOVELY TWO BED APARTMENT IN THE HEART OF SOUTH KENSINGTON

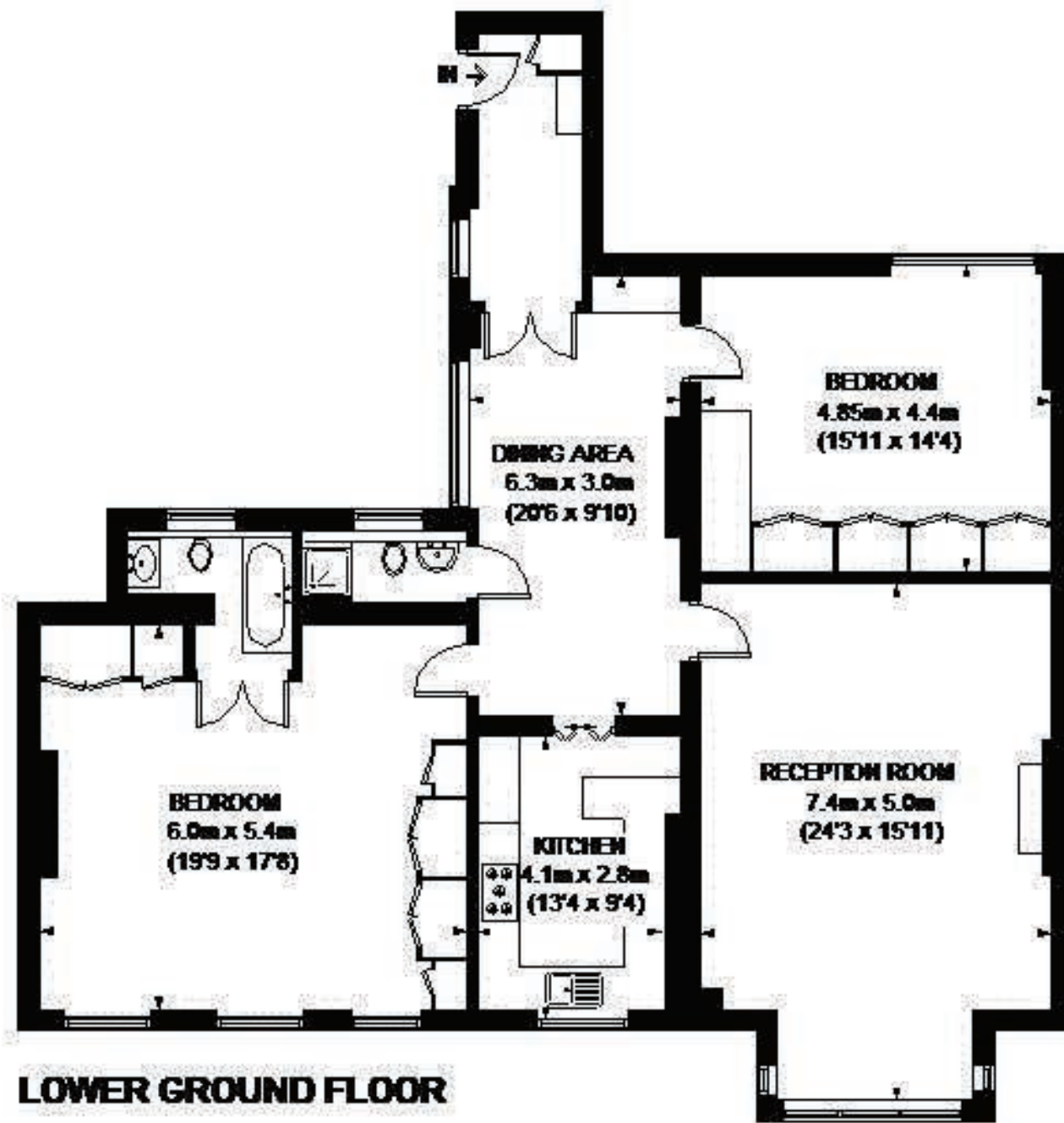
The Property

A well presented two bedroom apartment set in this well maintained building with concierge on Queen's Gate, moments from the green spaces of Hyde Park and the Royal Albert Hall. This apartment opens into a spacious hallway, which leads to a dining area and connects the main living spaces. To the front, the reception room is generously proportioned, benefiting from good natural light, high ceilings, and wood flooring. The kitchen is set just off the dining area and is fully fitted, offering ample storage and worktop space, along with a breakfast bar. The principal bedroom is positioned to one side of the apartment and is generously sized, benefiting from built in storage and an en-suite bathroom finished in marble. The second bedroom is well sized, has fitted wardrobes and is served by the family bathroom located off the main hallway. The property further benefits from lift access, a porter, and well maintained communal areas. Offered furnished.

Location

Queen's Gate is a premium residential street close to the amenities of South Kensington and Gloucester Road underground stations (Circle, District and Piccadilly lines). It is a walking distance to Hyde park/ Kensington gardens, Royal Albert Hall, Natural History & Science museums and Harrods.





QUEENS GATE



**APPROXIMATE GROSS INTERNAL AREA
1511 SQ. FT. (140 SQ. M.)**

This plan is for layout guidance only. Not shown 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 complete layouts before making any decisions without your view. Please be advised that Hampshire International / our agents have not seen or verified any building regulations or planning permissions in relation to works needed on the property (B1165557).

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very Energy Efficient (A)	92-100		
Energy Efficient (B)	81-91		
Decent (C)	69-80		
Needs Improvement (D)	55-68		
Needs Improvement (E)	39-54		
Needs Improvement (F)	21-38	62	
Needs Improvement (G)	1-20		70

For more information, visit www.gov.uk/government/organisations/energy-efficiency

England & Wales EU Directive 2002/91/EC

