



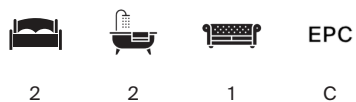
## QUEEN'S GATE TERRACE

London, SW7



## SPACIOUS LOWER GROUND GARDEN APARTMENT

A well-balanced and generously proportioned apartment offering a flexible two-bedroom layout, complemented by outdoor space at both the front and rear.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of Freehold plus leasehold with approximately 972 years remaining

Ground rent: Peppercorn

Service charge: £5,580 per annum, reviewed every year

**Guide Price: £1,150,000**

The generous, welcoming reception room is positioned. The kitchen is neatly arranged off the reception room. Whilst open-plan, there is a clear division of the spaces. Two double bedrooms are peacefully positioned to the rear, both benefitting from having integrated wardrobes. The principal bedroom is served by an en-suite bathroom. The second bedroom has convenient access to an adjacent shower room. Both bedrooms have views of the patio garden, with bedroom two having the added benefit of sliding patio doors. A flexible storage room-come-office is positioned to the front of the apartment.

This well-configured home combines generous proportions with excellent versatility, ideal for those seeking space, privacy, and outdoor areas in a prime setting.



Lower Ground Floor  
1035 sq ft



Queen's Gate Terrace, SW7  
Approximate Gross Internal Area = 96.13 sq m / 1,035 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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