

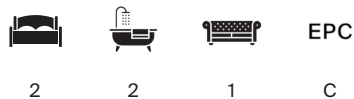


QUEEN'S GATE
South Kensington SW7



A REFINED TWO-BEDROOM VICTORIAN APARTMENT WITH LIFT ACCESS

Set within a handsome Grade II listed Victorian building on Queens Gate, SW7, this beautifully arranged two-bedroom apartment occupies the fourth floor.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of Freehold plus Leasehold with approximately 84 years remaining*

Ground rent: £250 per annum, reviewed every year

Service charge: £6,400 per annum, reviewed every year

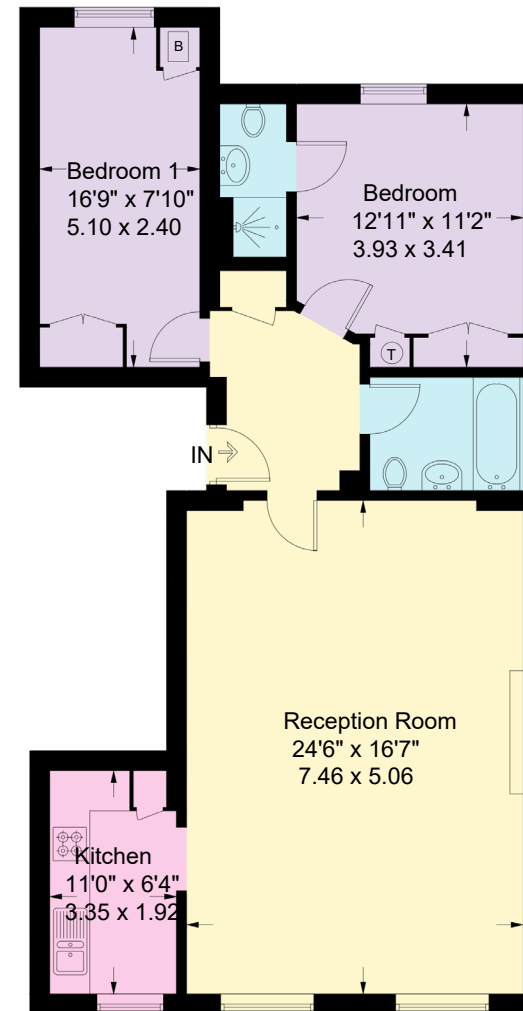
Guide Price: £1,250,000



A central hallway welcomes you into the home and leads through to a bright and generously proportioned reception room, providing an excellent space for both entertaining and everyday living. Two large windows let in an abundance of natural light. Adjacent to the reception room, the separate kitchen is thoughtfully positioned to create a natural flow between the living spaces. The two bedrooms are quietly situated to the rear of the apartment. The principal bedroom benefits from excellent fitted storage and an en-suite bathroom, while the second bedroom is ideally suited as a guest bedroom, home office, or additional accommodation. A further bathroom is accessed from the hallway. Positioned on the fourth floor with lift access, the apartment combines period character with practical modern living in one of South Kensington's most sought-after addresses.

*Prospective buyers may wish to extend the lease to 999 years (beginning from 1st January 1986) with no premium. Landlord fees (Approximately £1,750) and independent legal and land registry fees will apply.

We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided. Please note, CGI images are used for illustrative purposes only.



Forth Floor

Queen's Gate, SW7

Approximate Gross Internal Area = 84.7 sq m / 912 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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