



Queen's Gate Place
South Kensington, SW7

CHESTERTONS





A large two double bedroom, two bathroom apartment, arranged over the lower ground floor of this elegant Victorian building, benefitting from a private patio and direct lift access into the flat.

The apartment features stunning wooden flooring throughout and comprises an elegant reception room with fireplace and large windows with a seamless and well-considered flow into the kitchen and dining area, ideal for both everyday living and entertaining, complete with modern fittings and plenty of storage. The principal bedroom is beautifully appointed with a walk-through dressing area and en-suite bathroom, while the second double bedroom also benefits from its own private en-suite. A separate guest WC further enhances the practicality of the layout. The property can be accessed either via the main building or through its own private front entrance, offering both discretion and convenience.

Queen's Gate Place is a quiet residential street in the heart of South Kensington, and is ideally positioned close to Gloucester Road, High Street Kensington, and Hyde Park. Residents may also enjoy access to the prestigious Queen's Gate Gardens, available by separate arrangement.

- Two double bedrooms
- Two / Three bathrooms
- Patio
- Access to communal gardens (subject to fee)

Offers in excess of £1,250,000

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 89-92 | A | | |
| 81-88 | B | | |
| 69-80 | C | 72 | 78 |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Not energy efficient - Higher running costs
 England, Scotland & Wales
 EU Directive 2002/91/EC

Tenure: Share of Freehold 993 years remaining
Service Charge: £3,845 p.a. approx.
Ground Rent: Peppercorn
Local Authority: Kensington & Chelsea
Council Tax Band: G

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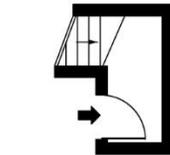
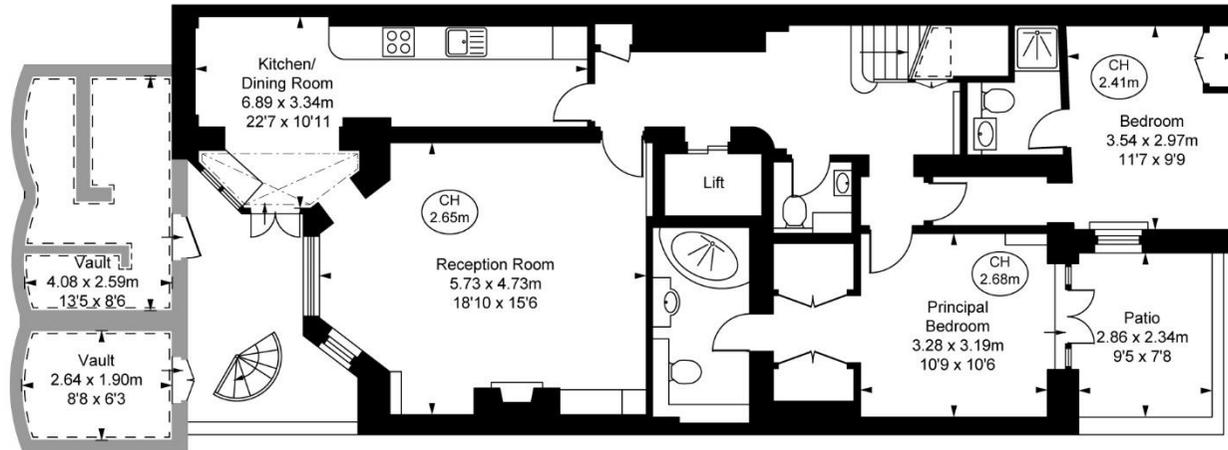
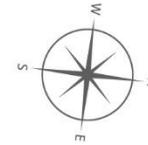
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Approximate Gross Internal Area
 104.11 sq m / 1,121 sq ft
 Vaults
 16.45 sq m / 177 sq ft

Total Areas Shown On Plan
 120.55 sq m / 1,298 sq ft

(Excluding Lift)
 (Including restricted height
 under 1.5m □ = = = □)

(CH = Ceiling Heights)



Ground Floor Entrance
 Approximate Gross Internal Area
 2.79 sq m / 30 sq ft

Lower Ground Floor
 Approximate Gross Internal Area
 101.32 sq m / 1,091 sq ft



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.
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