

Queens Gate Gardens, South Kensington, SW7





### Key Features

- Very bright and well presented one bedroom flat
- Large reception with modern open plan kitchen
- Lovely private patio
- Plenty of storage space throughout
- Excellent location

### Description

A fantastic one bedroom flat with its own private patio set in a beautiful period building in Queens Gate Gardens. The property comprises a large and bright reception room with modern open plan fully fitted kitchen, dedicated dining area and direct access to the lovely private patio, spacious double bedroom with ensuite bathroom and separate guest cloakroom. The flat benefits from plenty of natural light and great storage space throughout.

### Situation

The property is ideally located in fashionable Kensington with easy access to the shops, restaurants and amenities that the area can offer. The nearest Underground station is Gloucester Road (Piccadilly Circle & District Lines).

**Queens Gate Gardens,  
South Kensington, SW7**





*Bright and spacious one bedroom flat in the heart of South Kensington*

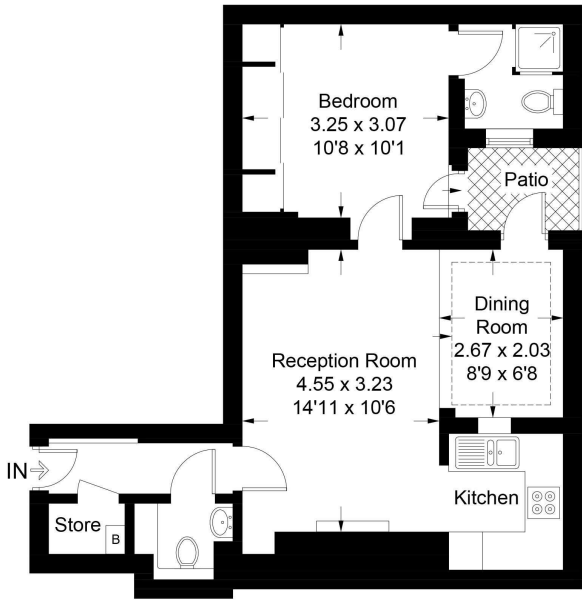


Terms

**Price:** £540.00 per week  
**Furnished/Unfurnished:** Furnished  
**Local Authority/Council Tax:** RBKC Band H £3,138.92  
**Viewing** To view call 0207 043 8431  
**Parking:** Residents Parking  
**Fees:** M2 Property do not charge tenant administration fees. We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) and Client Money Protect (Membership No. CMP003231).

| Energy Efficiency Rating   |         | Environmental Impact (CO <sub>2</sub> ) Rating |  |    |
|--|---------|--|--|----|
|  | Current | Potential                                      |  |    |
| Very energy efficient - lower running costs<br>(92-100) <b>A</b>   |         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92-100) <b>A</b>   |    |
| (81-91) <b>B</b>   |         |  | (81-91) <b>B</b>   |    |
| (69-80) <b>C</b>   |         | 76   | (69-80) <b>C</b>   |    |
| (55-68) <b>D</b>   |         |  | (55-68) <b>D</b>   |    |
| (39-54) <b>E</b>   | 39      |  | (39-54) <b>E</b>   | 46 |
| (21-38) <b>F</b>   |         |  | (21-38) <b>F</b>   |    |
| (1-20) <b>G</b>  |         |  | (1-20) <b>G</b>  | 58 |
| Not energy efficient - higher running costs  |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions  |    |
| England, Scotland & Wales  |         | EU Directive 2002/91/EC                        | England, Scotland & Wales  |    |
| The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. |         |  | The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment. |    |

Approximate Gross Internal Area = 49.2 sq m / 530 sq ft



Lower Ground Floor

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