



## QUEENS GATE TERRACE

LONDON, ROYAL BOROUGH OF KENSINGTON AND CHELSEA, SW7 5PR

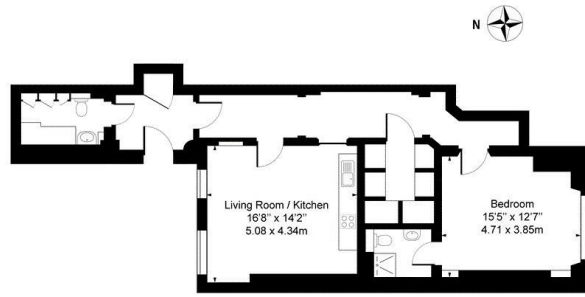
£808 PER WEEK

SHORT LET - ALL BILLS INCLUDED. This superb one-bedroom flat occupies the lower-ground floor of an immaculate, stucco-fronted building. The interior comprises, briefly: a bright and spacious, open-plan kitchen/ reception room; a large double-bedroom with ample light from the rear of the building; a guest cloakroom/ utility room and a modern shower room. Features of note include wide-plank wooden floors throughout the living areas; a bespoke, fully-fitted kitchen and large windows. Queens Gate Terrace itself is one of the finest ambassadorial streets in London, spanning from Queens Gate to Gloucester Road, offering not only fantastic transport links but access to a wealth of up-market shops, delis and restaurants.

**SANDERSONS**  
LONDON

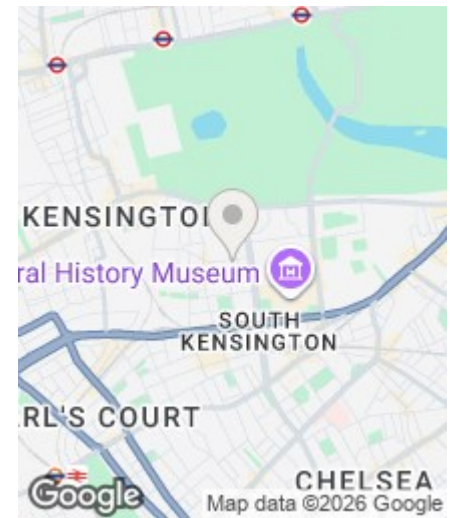
Queens Gate Terrace, SW7

Approx. Gross Internal Area 937 sq ft / 87.12 sq m



Lower Ground Floor

For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute an offer or contract.  
Any existing purchaser or lessee should satisfy themselves by inspection, search, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

108 Holland Park Avenue  
London  
W11 4UA

020 7602 6725  
romana@sandersonslondon.co.uk  
sandersonslondon.co.uk

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