



QUEEN'S GATE  
South Kensington, SW7



## AN ELEGANTLY ARRANGED THREE-BEDROOM APARTMENT

Located on the raised ground floor of a recently refurbished, period building, extending to approximately 2,608 sq ft with exceptional ceiling heights.



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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Share of Freehold plus leasehold with approximately 948 years remaining

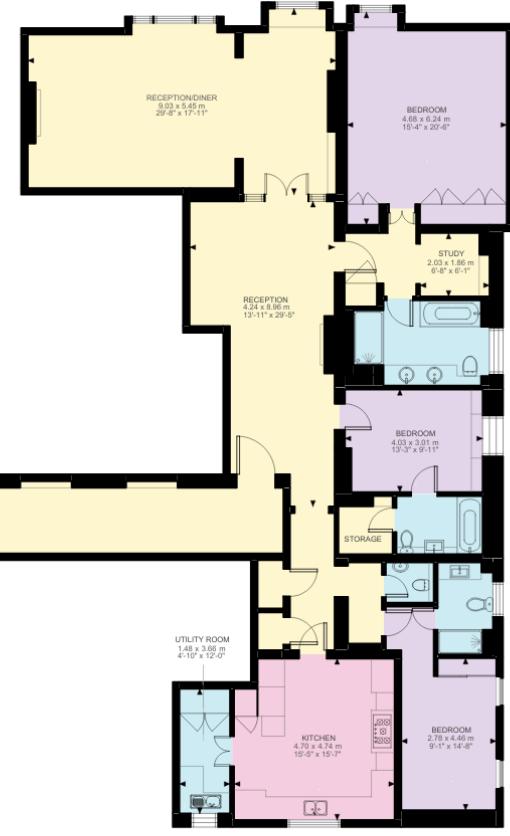
Ground rent: Peppercorn

Service charge: £15,683.42 per annum, reviewed every year, next review due 2026

**Guide price: £3,150,000**

The generous reception room boasts ample space for living and dining, creating a wonderful space for entertaining, with tall sash windows providing abundant natural light. A second reception is adjacent and both receptions feature working fireplaces. The separate kitchen is spacious and well arranged, offering excellent storage and ample room for informal dining. The principal bedroom suite features extensive fitted wardrobes and has access to an en-suite bathroom and a room that could be used flexibly as an office or dressing room. This bedroom also features a working fireplace. Two further bedrooms are served by two en-suite bathrooms, providing flexible accommodation for guests or family. A WC, utility room, and several storage areas add to the practicality of the layout.

A dedicated private parking space is located in front of the building.



Raised Ground Floor

Queen's Gate, SW7

Approximate Gross Internal Area = 242.25 sq m / 2,608 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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