



QUEEN'S GATE PLACE

South Kensington, SW7



FOUR BEDROOM DUPLEX APARTMENT WITH TERRACE

This well-proportioned duplex home occupies the raised ground and lower ground floors of an impressive period building on Queens Gate Place.



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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold with approximately 977 years remaining.

Ground rent: We have not yet received details regarding the ground rent. Please make your own enquiries.

Service charge: We have not yet received details regarding the service charge. Please make your own enquiries.

Price to be confirmed



OCCUPYING TWO FLOORS IN AN IMPRESSIVE PERIOD BUILDING

The layout is designed to deliver both scale and practicality, with an excellent balance of entertaining space and family accommodation, with all bedrooms having their own en suite facilities.

The lower ground floor is arranged as a private accommodation level, with four immaculate bedroom suites and an additional living area. The principal bedroom includes an en suite bathroom and a dedicated dressing area, offering a defined suite with practical storage and privacy. Three further bedrooms are arranged along the hallway, each with access to their own bathroom facilities. A central TV room offers a relaxed second living space and opens directly to the property's private patio, creating a straightforward connection between indoor and outdoor areas. This outside space is well-sized for seating and offers a valuable open-air extension of the home.





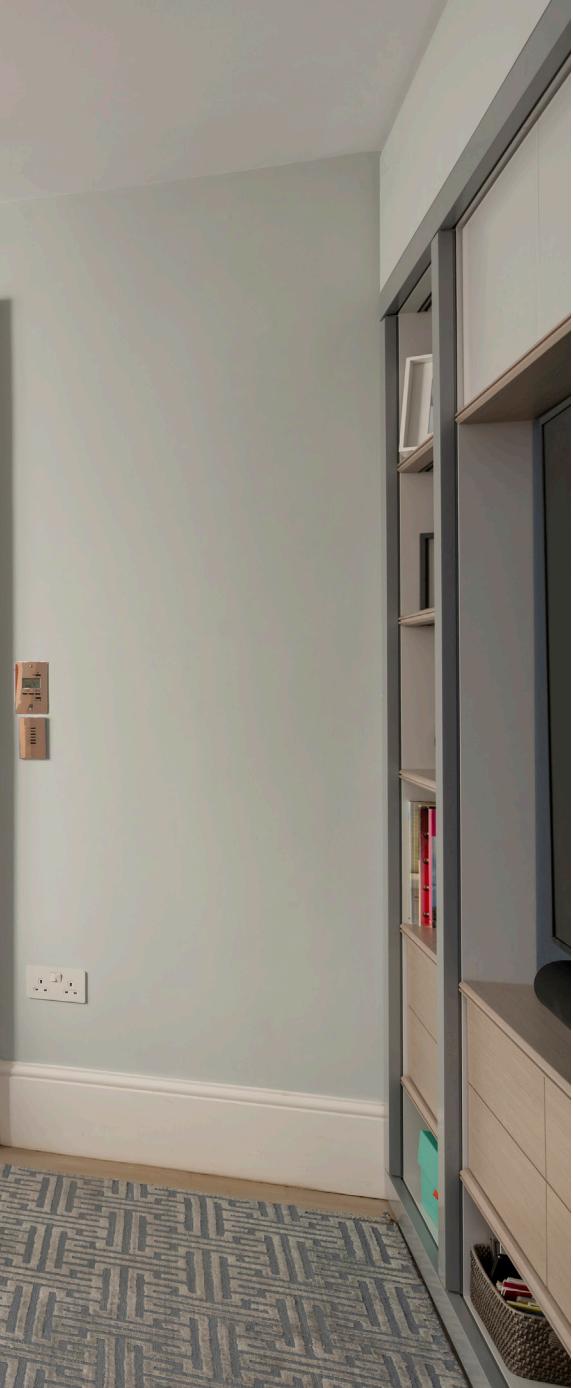


FOUR EN SUITE BEDROOMS

The raised ground floor forms the principal entertaining zone. At the front, a wide reception room benefits from a ceiling height of approximately 3.8m, giving the space a sense of openness that complements its large bay windows. The room connects directly to a formal dining area, allowing the two spaces to operate independently or as a single continuous setting for hosting. Positioned to the rear, the kitchen offers another generous room with the same ceiling height, providing ample workspace and the capacity for everyday use as well as larger gatherings. The layout on this floor provides strong lateral space, good natural light and an intuitive flow from room to room.

Air conditioning and wooden floors, complemented by underfloor heating run throughout the property.









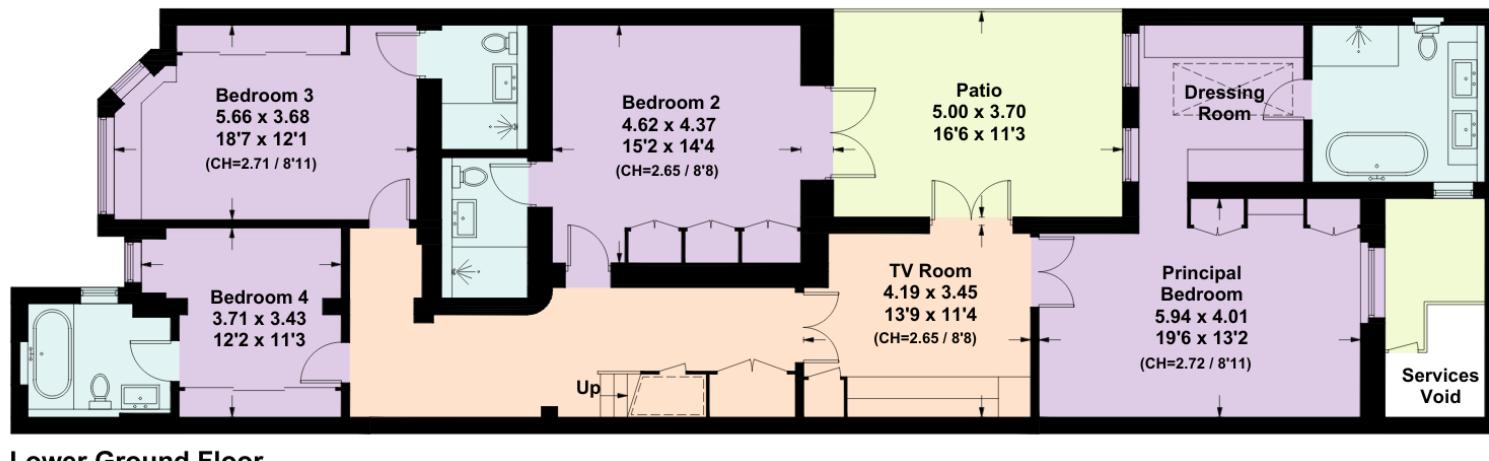
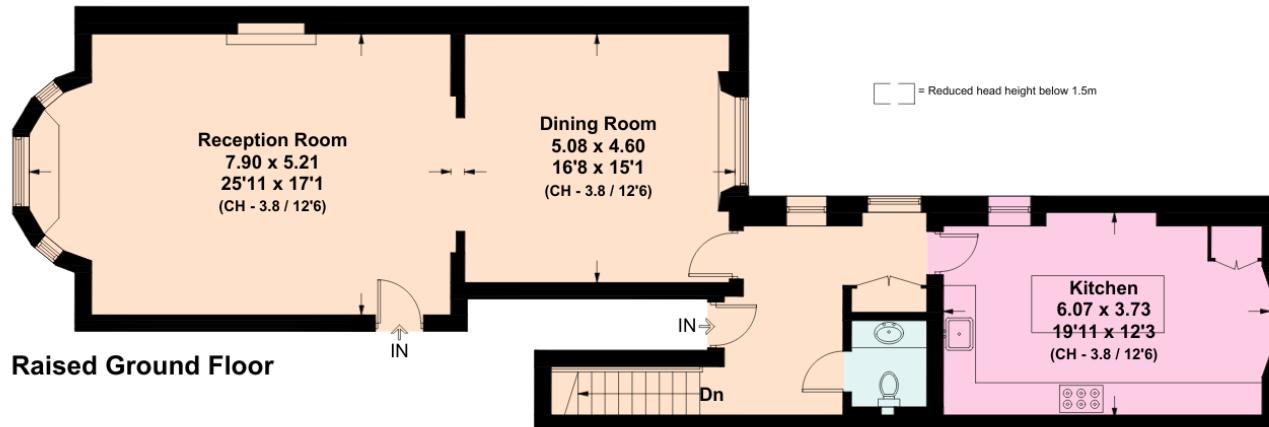


LOCATION

Queens Gate Place is a highly regarded residential street in South Kensington, known for its elegant period architecture and immediate access to the area's cultural and lifestyle offerings. Kensington Gardens and Hyde Park are within easy reach, providing extensive green space.

A variety of cafés, restaurants and shops are available nearby, along with major cultural institutions including the museums of South Kensington.

Transport links are excellent: Gloucester Road and South Kensington Underground stations provide District, Circle and Piccadilly line services for straightforward travel across London.



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Approximate Gross Internal Area = 254.8 sq m / 2,743 sq ft
Including limited use area = 2.9 sq m / 31 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)

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