



QUEEN'S GATE

London SW7



FOUR BEDROOM PENTHOUSE APARTMENT WITH TERRACE

This stunning interior-designed residence with a spacious roof terrace is situated on the fourth and fifth floors of a handsome white-stucco fronted Victorian conversion set on a highly sought-after residential street within close proximity of Hyde Park.



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EPC

C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold with approximately 980 years remaining

Ground rent: Peppercorn

Service charge: £3,250 per annum, reviewed every year

Guide price: £2,650,000

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Entering via the fourth floor to a spacious hallway, which leads to a bright, triple window reception room and dining space, featuring an attractive marble fireplace and a discreet study space, perfect for working from home. A beautifully appointed kitchen is positioned towards the rear, including an island complete with a breakfast bar, a gas hob, premium integrated appliances, a wine fridge and marble worktops.

The apartment spans approximately 1,707 sq ft, with its remarkably spacious rooms creating a wonderful sense of light and space throughout. The integration of a surround sound system throughout the entire residence, including the roof terrace and steam room, further elevates the experience, making it an exceptional offering.

We have made reasonable enquiries regarding the fire safety (including, but not limited to, the external wall of the building), but have not received any information. You should ensure you take independent professional advice and carry out your own investigations before making an offer on this property.







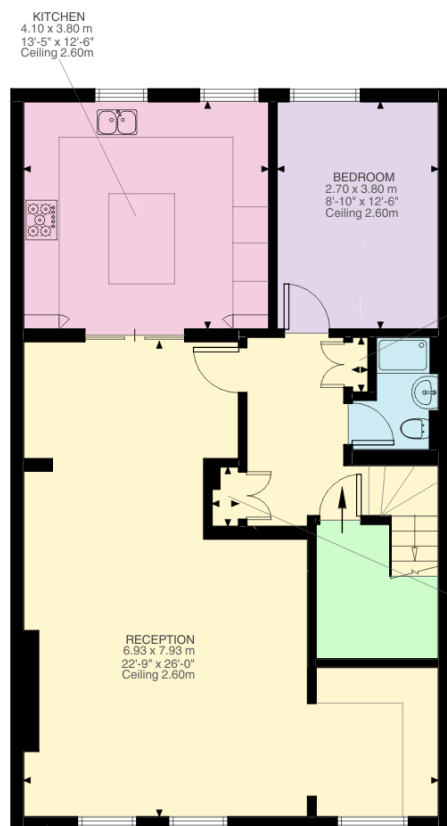
BEDROOMS

A generous double bedroom and a separate showroom accessible via the hallway are positioned on the fourth floor. Upstairs, the principal bedroom suite is served by a separate dressing room with extensive wardrobe storage, a separate WC and a spacious en-suite bathroom with a standalone bath, double basin and a rainfall shower/steam room. Two further double bedrooms are on this floor, one benefiting from an en-suite bathroom. Each bedroom upstairs also has the added benefit of air-conditioning.

The fifth floor also grants access to an exemplary decked roof terrace through an electric sliding roof. Featuring a BBQ and food lift from the kitchen, this space offers uninterrupted rooftop views of London, encompassing the Royal Albert Hall and captivating western sunsets.





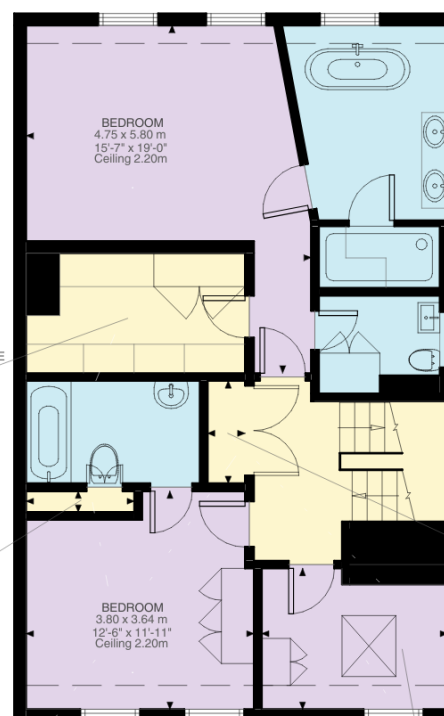


UTILITY ROOM
0.27 x 0.92 m
0'-11" x 3'-0"
Ceiling 2.60m

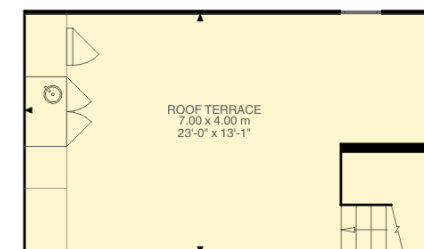
WALK IN WARDROBE
3.65 x 2.00 m
12'-0" x 6'-7"
Ceiling 2.20m

STORAGE
0.45 x 1.00 m
1'-6" x 3'-3"
Ceiling 2.60m

UTILITY ROOM
1.80 x 0.35 m
5'-11" x 1'-2"
Ceiling 2.20m



Fifth Floor
870 ft²



Queens Gate, SW7
Approximate Gross Internal Area = 158.61 sq m / 1,707 sq ft
Roof terrace = 28 sq m / 301 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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