



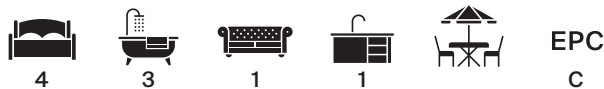
Queen's Gate, South Kensington SW7



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An immaculate four bedroom duplex penthouse apartment spanning an impressive width of three elegant windows. This stunning interior-designed residence features a spacious roof terrace, offering a generous outdoor space and 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 walking distance of Hyde Park.

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.



Offers in excess of: £3,000,000

Tenure: Share of freehold plus leasehold, approximately 983 years remaining

Service charge: approximately £2,300 per annum

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G

The property is offered fully furnished, presenting an exciting opportunity to acquire a turnkey apartment. The apartment also has a share of the freehold with an underlying long lease

Located approximately 100 meters from the iconic Hyde Park, this property offers the convenience of being within walking distance to an array of exceptional schools, captivating museums, and the unparalleled shopping experiences found in both Kensington and Knightsbridge.

Queens Gate runs between Hyde Park and Old Brompton Road and is also close to both Gloucester Road and Kensington High Street which offers plenty of shops, restaurants and cafes. Kensington Gardens and Hyde Park are a short walk away. The nearest underground station is Gloucester Road (District, Circle and Piccadilly lines). Motorists will benefit from rapid routes to the West and Heathrow Airport via the M4.





Entering via the fourth floor to a bright and spacious hallway, that leads to a triple window reception room and dining space, featuring an attractive marble fireplace and a discrete study space, perfect for working from home. A beautifully appointed kitchen is positioned towards the front of the property, including an island complete with a breakfast bar, a gas hob, premium integrated appliances, a wine fridge and marble worktops. Additionally, A good-sized double bedroom and a separate showroom accessible via the hallway are on this floor.

Please note that we have been unable to confirm the next review date for service charge/ground rent. You should ensure that you or your advisors make your own inquiries.





Each bedroom upstairs has the added benefit of air-conditioning.

The principal bedroom suite is discreetly positioned upstairs, served by a separate dressing room with extensive wardrobe storage, a separate W/C 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.

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.



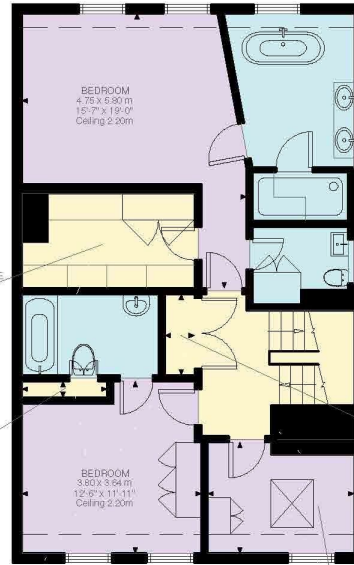




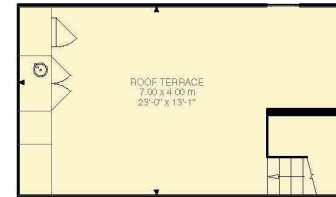
Queens Gate, SW7
 Approximate Gross Internal Area
158.61 SQ.M / 1707 SQ.FT
 (EXCLUDING ROOF TERRACE)
 ROOF TERRACE 28.00 SQ.M / 301 SQ.FT



Fourth Floor
 838 ft²



Fifth Floor
 870 ft²



BEDROOM
 3.10 x 2.35 m
 10'-2" x 7'-9"
 Ceiling 2.50m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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