



Queen's Gate, South Kensington **SW7**



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A bright four bedroom, three-bathroom apartment on the third floor (with a lift) of a handsome Grade II listed Victorian stucco-fronted building on Queen's Gate SW7.

The wonderfully bright and well-proportioned accommodation offers 1,770 sq ft of lateral living, characterised by high ceilings throughout. This is an exciting opportunity to acquire a property with an excellent blend of living and entertaining space, ideal for a family.



Tenure: Leasehold: approximately 78 years remaining

Service charge: approximately £19,210.60 per annum, reviewed every year, next review due 2025

Ground rent: approximately £150 per annum, next review due 2027

Local authority: Royal Borough of Kensington & Chelsea

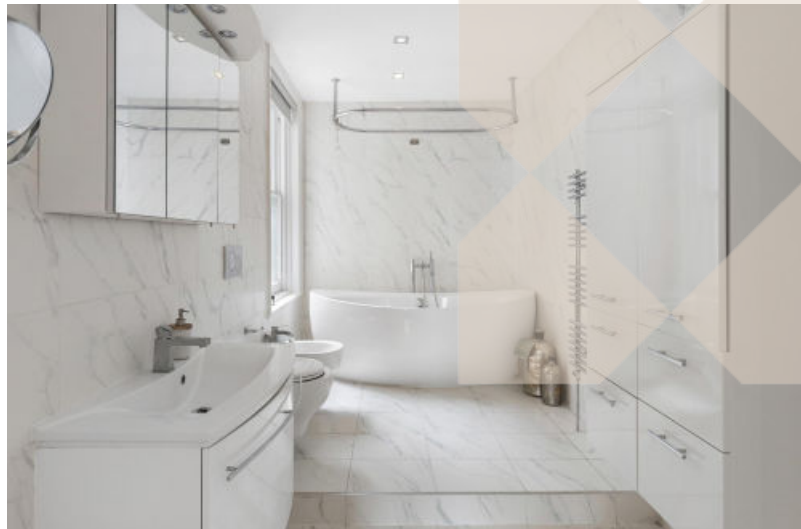
Council tax band: H

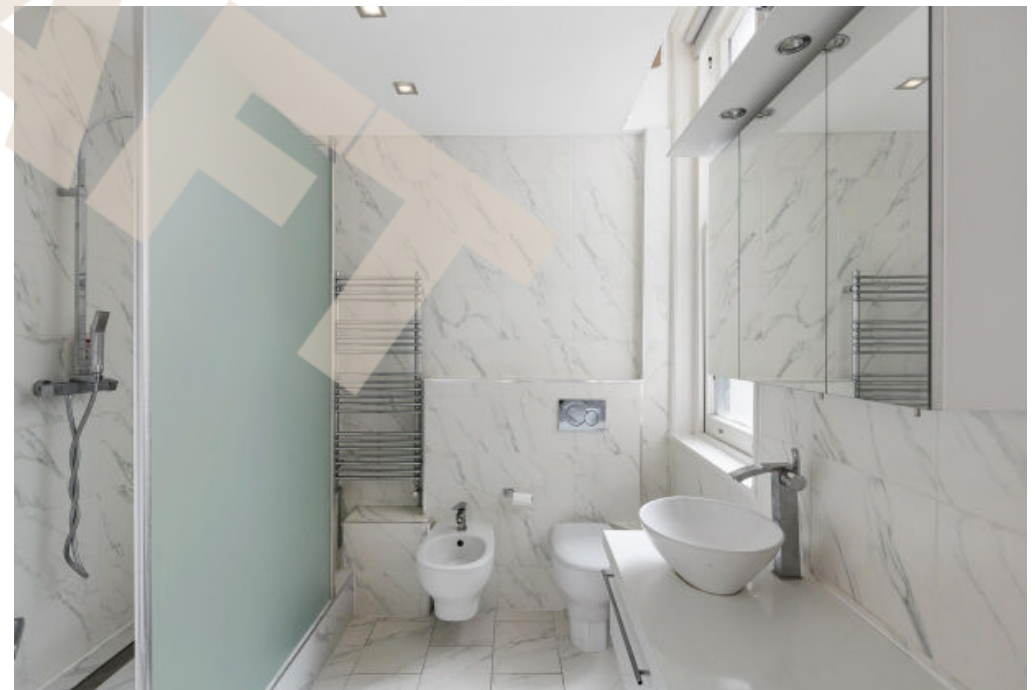
In brief, the property comprises; an entrance hall, an impressive reception room, a separate modern fitted kitchen complete with a breakfast bar and a separate dining room.

At the rear of the apartment, there is a generous principal bedroom complete with fitted wardrobes and an impressive en suite bathroom. There are three further bedrooms and a family bathroom.

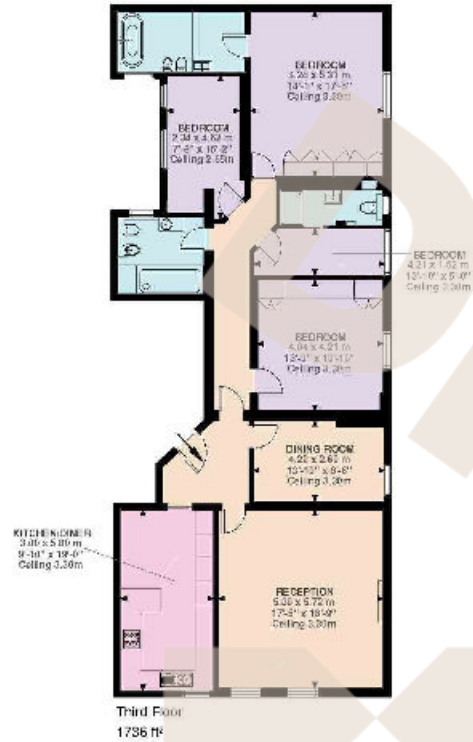
Queen's Gate is situated in the prestigious Royal Borough of Kensington and Chelsea, offering its residents the right to apply for a convenient parking permit.

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.





Queen's Gate, SW7
Approximate Gross Internal Area
161.31 SQ.M / 1,770 SQ.FT



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.

Knight Frank
South Kensington
160 Old Brompton Road
London SW5 0BA

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Jordanna Mancina
020 3892 3573
jordanna.mancina@knightfrank.com



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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