



Queen's Gate Gardens, South Kensington SW7



Queen's Gate Gardens, South Kensington SW7

This grand, three/four bedroom, four bathroom lateral apartment is situated entirely on the raised ground floor of a handsome Victorian conversion on a prime garden square in SW7. The property is offered in very good order with an exceptional double reception room with a wealth of period features, enjoying two-period fireplaces, wood parquet flooring and very high ceilings with plaster roses, original ornate detail and cornicing.

Towards the rear, a separate kitchen with integrated appliances, a utility cupboard, and built-in storage, off which sits a separate service area and study/bedroom. There is a south-facing double bedroom with built-in storage. An additional double bedroom with green views and an en suite to the front. The principal suite has an abundance of integrated storage and an en suite bathroom.



Asking price: £5,500,000

Tenure: Share of freehold plus leasehold, approximately 956 years remaining

Service charge: approximately £10,363.84 per annum, reviewed every year, next review due 2024

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H

The apartment has the rare privacy and security of its own front door with a grand entrance hall upon entrance with voluminous proportions. The communal area has a utility room, a bathroom with a shower and a separate WC.

The property is well arranged over 3,142 sq ft and has a share of the freehold with an underlying long lease, approximately 956 years remaining. There is also garden access for residents to Queen's Gate Gardens.



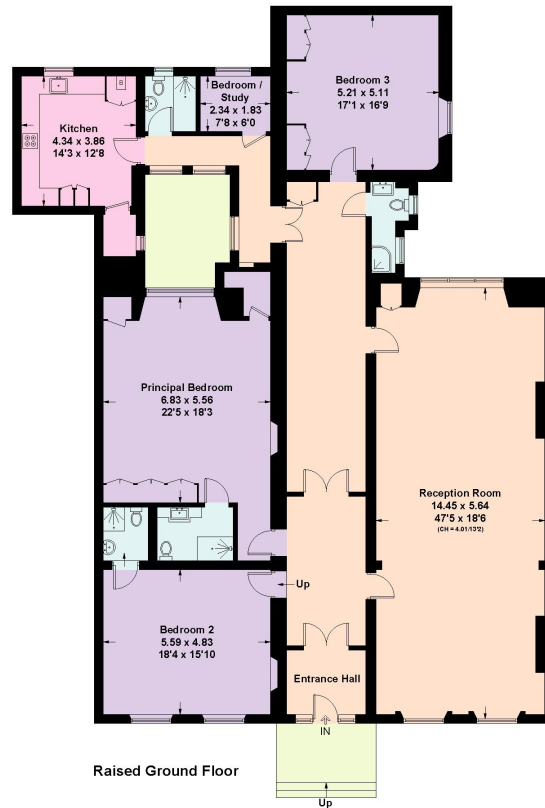


Please note, the furniture in this image has been virtually sta



Queens Gate Gardens, South Kensington, SW7

Approximate Floor Area = 291.9 sq m / 3142 sq ft
Including Limited Use Area (1.4 sq m / 15 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 Sales
160 Old Brompton Road
London
SW5 0BA
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Rebecca Jane Higgins
020 7871 4115
rebecca.higgins@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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2023. Photographs and videos dated November 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.