



Queen's Gate Gardens, South Kensington SW7



Queen's Gate Gardens, South Kensington SW7

This elegant four bedroom, three bathroom (plus guest W/C) apartment with direct lift access is situated on the first and upper first floors of a handsome Grade II listed Victorian conversion on the highly sought-after square of Queen's Gate Gardens.

The apartment is offered in excellent order with an exceptional three-window-wide reception room featuring a striking ceiling height of 4.26 meters including ornate cornicing, a stately fireplace, and floor-to-ceiling French doors opening out to a full-width balcony with green outlooks over the communal gardens. A separate formal dining room sits off the reception room, enjoying an abundance of natural light.



Asking price: £4,650,000

Tenure: Share of freehold plus leasehold: approximately 88 years remaining

Service charge: approximately £5,839 per annum

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H







A generous-sized, well-appointed eat-in kitchen is to the rear, with plenty of worktop space, storage cupboards, Gaggenau appliances, and a smart hob. Adjacent to this is a separate utility space and a guest W/C.

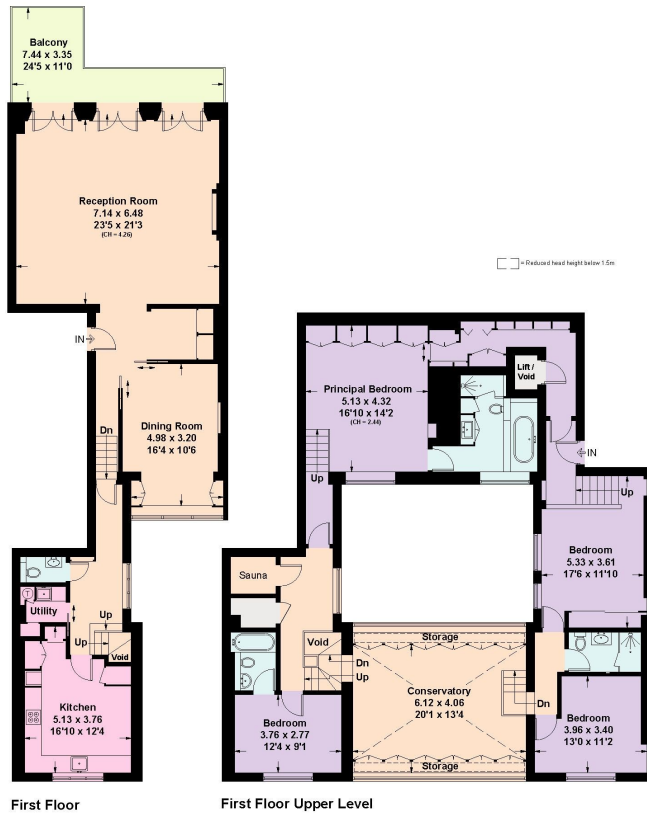
The upper first floor contains four good-sized double bedrooms, two of which have en suites, a separate bathroom and a sauna. The principal bedroom has fitted wardrobe storage, and a dressing room with lift access, and the en suite also benefits from a steam shower. This level is also home to an impressive conservatory, a space for entertaining and for providing ample built-in storage.





Queens Gate Gardens, SW7

Approximate Floor Area = 267.2 sq m / 2876 sq ft
(Excluding Void / Lift)
Including Limited Use Area (10.3 sq m / 111 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

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

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



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 December 2022. Photographs and videos dated April 2017.

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.