



Queen's Gate, South Kensington SW7



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A delightful two bedroom, two bathroom duplex apartment arranged on the ground and lower ground floor of a handsome white stucco-fronted Victorian conversion, situated on a historic address in SW7.

The apartment is well presented, benefiting from a bright and spacious reception room featuring an exceptional ceiling height of 4.57 meters, including elegant cornicing with original detail. This space also has a mezzanine level which is home to a fitted study - a space perfect for working from home. A well-appointed kitchen is to the rear, including integrated appliances, a gas hob and plenty of cabinetry/worktop space. There is also a guest W/C on this level.



Offers in excess of: £1,300,000

Tenure: Share of freehold plus leasehold, approximately 87 years remaining

Service charge: c. £3,304 per annum

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G

Queens Gate runs between Hyde Park and Old Brompton Road and is close to Gloucester Road and Kensington High Street, which offers plenty of shops, restaurants and cafes. Kensington Gardens and Hyde Park are a short walk away. Motorists will benefit from rapid routes to the West and Heathrow Airport via the M4.

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





Two good-sized double bedroom suites are positioned on the lower ground floor, served by extensive wardrobe storage and en suite bathrooms.

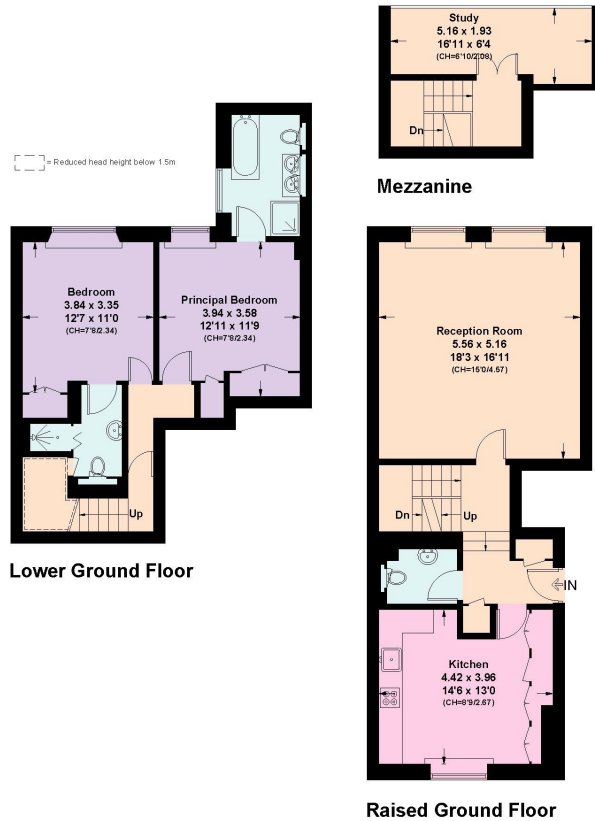
The apartment has a well-balanced layout with a duplex configuration, providing a lovely separation between the living and entertaining spaces.

The property also benefits from good storage and excellent ceiling heights throughout, creating a wonderful sense of light and space.



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Approximate Floor Area = 109.8 sq m / 1182 sq ft
 Mezzanine = 15.4 sq m / 166 sq ft
 Total = 125.2 sq m / 1348 sq ft
 Including Limited Use Area (2.3 sq m / 25 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.

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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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