



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



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An elegant two bedroom, two bathroom apartment with a charming terrace and balcony, situated on the first floor of a handsome Victorian conversion on the highly coveted residential address of Queen's Gate Place SW7.

Entering on the first floor to a bright and inviting hallway, which gives access to an impressive reception room featuring three floor-to-ceiling French doors leading out to a generous full-width balcony, perfect for entertaining and alfresco dining. The room further benefits from an ornate fireplace, sleek wood panel flooring and an exceptional ceiling height of 4.22 meters, creating a feeling of grandeur, accentuated by the ornate period cornicing with intricate detailing. Adjacent to the reception room is a well-appointed kitchen featuring integrated appliances, a gas hob and ample cabinetry/worktop space.



Asking price: £1,950,000

Tenure: Share of freehold plus leasehold, approximately 951 years remaining

Service charge: approximately £5,149.78 per annum

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G

Queen's Gate Place is a highly sought-after residential street located in the prestigious Queen's Gate Grid. Its prime location allows residents to enjoy the vibrant atmosphere and amenities in the area, including an excellent selection of shops, bars, and restaurants.

The property is conveniently situated near the South Kensington Underground Station, which is serviced by the Circle, District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease. Additionally, St Pancras International, directly accessed via the Piccadilly line, facilitates the convenience of international travel, providing seamless connections to various destinations. Motorists will further benefit from rapid access to Heathrow Airport via the A4.







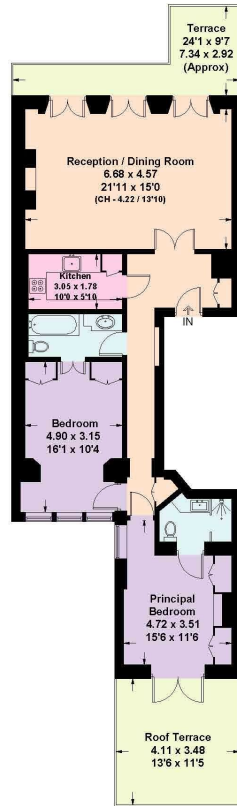
The principal bedroom suite is discreetly positioned towards the rear of the apartment, served by extensive wardrobe storage and en suite with a walk-in shower. With its dual aspect and access to a south-facing terrace, the principal bedroom enjoys an abundance of natural light. Additionally, the apartment from an additional double bedroom with ample built-in storage and a double entrance en suite bathroom.

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



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Approximate Floor Area = 91.7 sq m / 987 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)

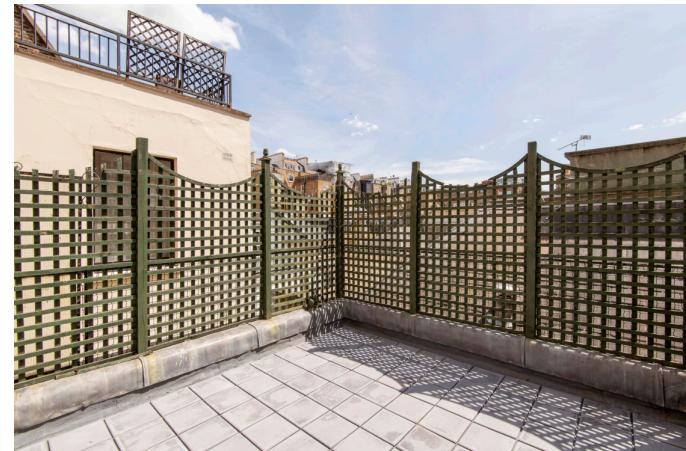


First Floor

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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Particulars dated June 2023. Photographs and videos dated June 2023.

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