



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



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A well-presented two bedroom, two bathroom apartment, situated on the third floor (with lift) of a handsome Grade II listed Victorian conversion on Queen's Gate SW7.

Entering via the third floor, a welcoming hallway leads through to a spacious reception room, which is characterised by high ceilings and a period fireplace. A well-appointed eat-in kitchen leads off the reception room, including integrated appliances, a gas hob and plenty of cabinetry/worktop space.



Asking price: £1,500,000

Tenure: Share of freehold plus leasehold, approximately 969 years remaining

Service charge: approximately £10,387.50 per annum (including sinking fund), reviewed every year, next review due 2025

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G

The principal bedroom is discreetly positioned towards the rear of the apartment, which is served by extensive wardrobe storage and an en suite shower room. A further good-sized double bedroom is adjacent to the principal suite, which has ample storage, and there is a separate bathroom and guest W/C, which is accessible via the hallway.

The apartment is well-arranged, over 945 sq ft, and has a share of the freehold with an underlying long lease, approximately 969 years remaining.

Queens Gate runs between Hyde Park and Old Brompton Road and is 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.



Queen's Gate SW7
Approximate Gross Internal Area
87.81 SQ.M / 945 SQ.FT



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