



Queen's Gate, South Kensington SW7



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A beautifully proportioned three bedroom apartment with a porter and lift access, arranged over the first and second floor of a handsome Grade II listed white stucco-fronted conversion on Queen's Gate SW7.

The property is very well presented, offering a voluminous reception room with beautiful high ceilings, including floor-to-ceiling windows leading to a generous balcony. There is also a connected mezzanine level, which provides an ideal space for a dining room and space for a laundry room. The fully integrated kitchen/breakfast room is conveniently located at the front of the apartment and also benefits from direct access to the balcony.



Asking price: £3,400,000

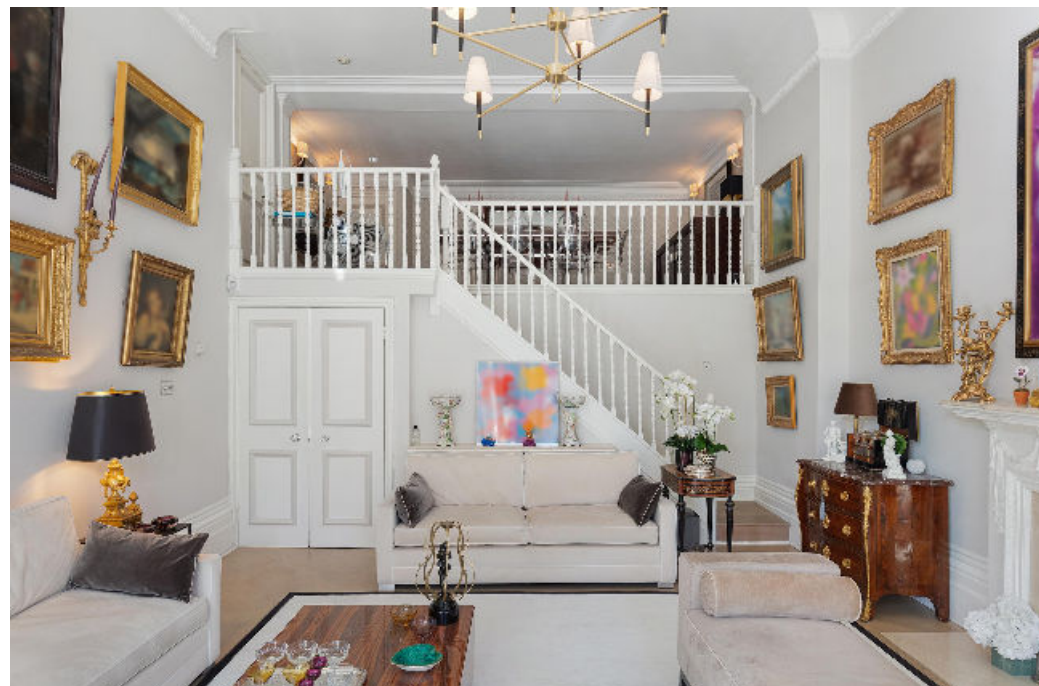
Tenure: Leasehold: approximately 175 years remaining

Service charge: approximately £16,000 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

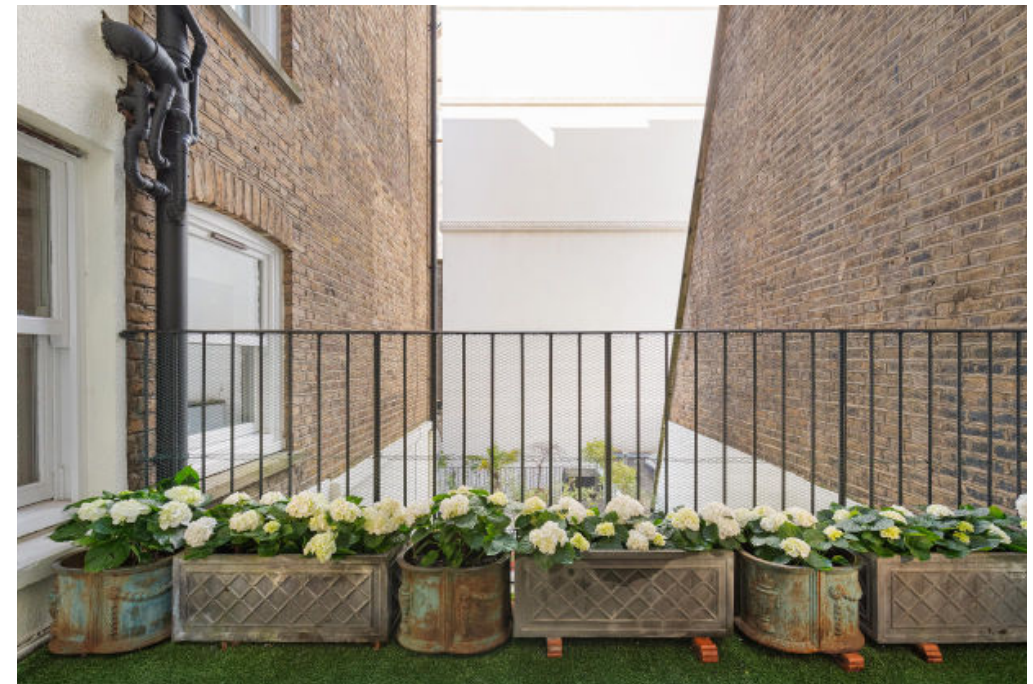




The principal bedroom is discreetly positioned towards the rear of the apartment, which is served by wardrobe storage, a balcony, and an en suite bathroom. The second bedroom suite also enjoys an en suite and integrated storage. There is a third generous double bedroom with built-in wardrobes and a family bathroom.

The property has a wealth of period characteristics, including high ceilings with original features and cornicing. The apartment further benefits from lift access and a porter service.

Queen's Gate is situated in the prestigious Royal Borough of Kensington and Chelsea, offering its residents the right to apply for a convenient parking permit.





Queen's Gate is a highly sought-after residential street located at the heart of South Kensington. 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.



Queen's Gate SW7
 Approximate Gross Internal Area
 158.94 SQ.M / 1711 SQ.FT
 (EXCLUDING STORAGE)
 STORAGE 0.56 SQ.M / 6 SQ.FT
 INCLUSIVE TOTAL AREA 159.50 SQ.M / 1,717 SQ.FT



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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.

I would be delighted to tell you more
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