



Queen's Gate Terrace, South Kensington SW7



Queen's Gate Terrace, South Kensington SW7

A beautifully presented two bedroom apartment, situated on the second floor of a handsome Grade II listed white stucco-fronted Victorian building on a prime residential street in the heart of South Kensington SW7.

Entering the property on the second floor, an inviting hallway with integrated storage leads through to an impressive south-facing open-plan kitchen and reception area, highlighted by floor-to-ceiling French doors that open out to two balconies. The room is characterised by a striking ceiling height, which is complimented by period ceiling cornicing.



Asking price: £1,650,000

Tenure: Share of freehold plus leasehold, approximately 952 years remaining

Service charge: approximately £5,228 per annum, reviewed every year, next review due 2025

Ground rent: approximately £150 per annum

Local authority: Royal Borough of Kensington & Chelsea

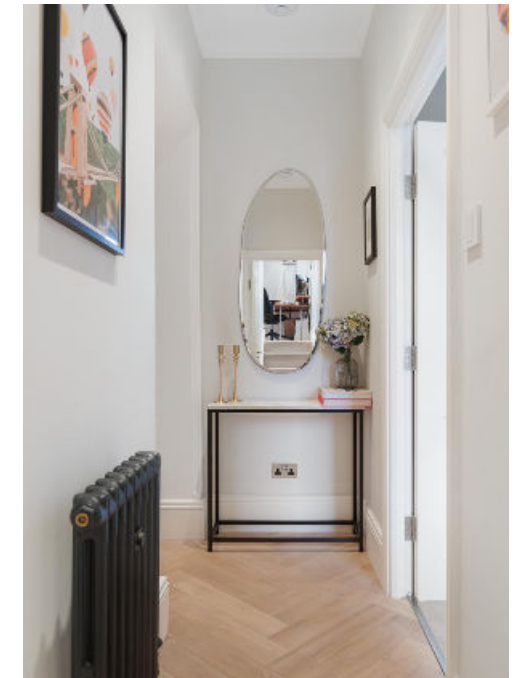
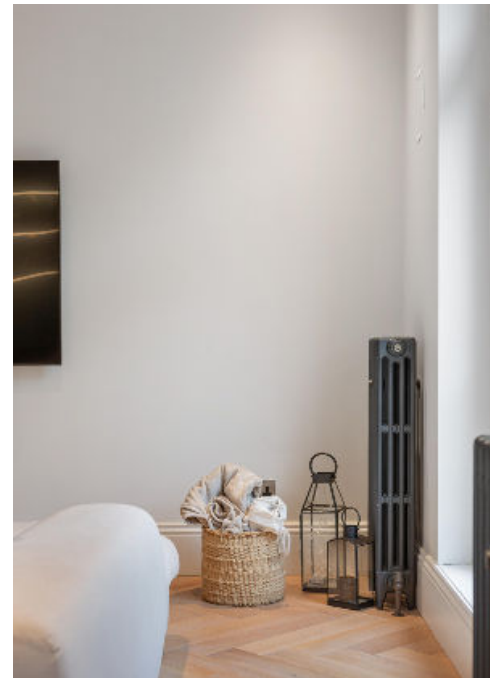
Council tax band: G





Queens Gate Terrace is a prime address situated in a cosmopolitan area close to Gloucester Road and Kensington High Street, which offers plenty of shops, restaurants and cafes. Kensington Gardens and Hyde Park are within close proximity. The nearest underground station is Gloucester Road (District, Circle and Piccadilly lines).

The area is well served by a regular bus service, and the property is conveniently situated near the South Kensington Underground Station, and Gloucester Road tube station, which are serviced by the Circle, District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease.





The principal bedroom is discreetly positioned towards the rear, and is served by extensive wardrobe storage and an en suite bathroom. An additional double bedroom provides is also to the rear, benefiting from ample storage.

The property further benefits from a demised flat roof off the second bedroom towards the rear.

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



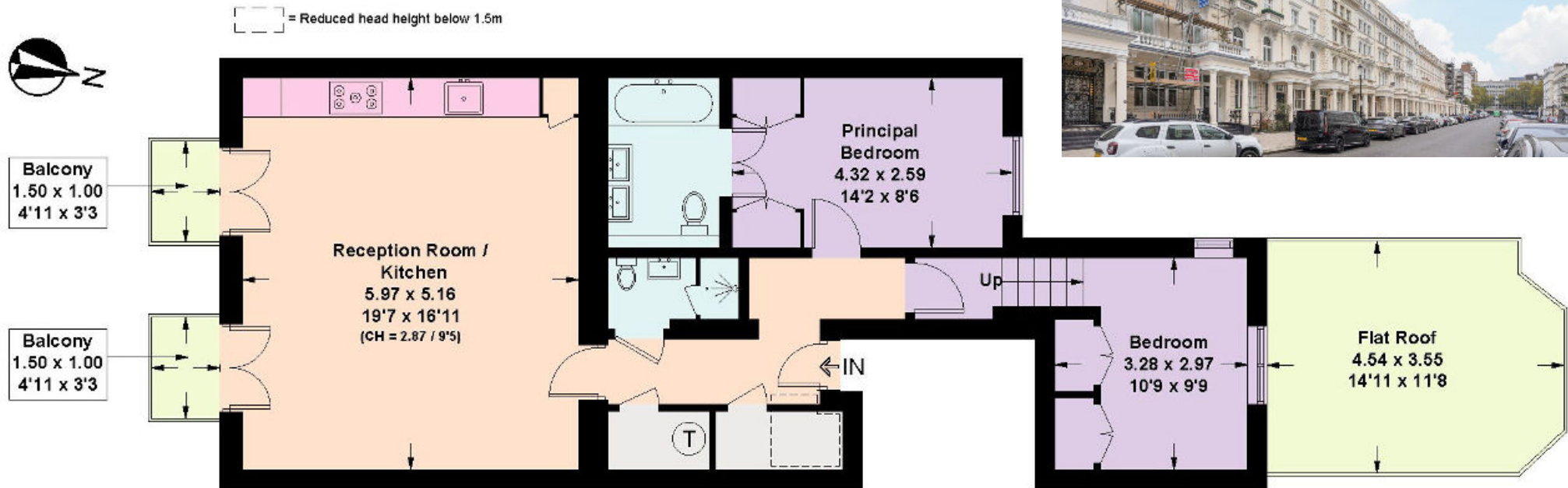
Queen' Gate Terrace SW7

Approximate Gross Internal Floor Area = 73.0 sq m / 785 sq ft

Approximate Gross External Floor Area = 16.4 sq m / 176 sq ft

Total Approximate Gross Area (Including External Floor Area) = 89.4 sq m / 961 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 Sales
160 Old Brompton Road
London
SW5 0BA
knightfrank.co.uk

Second Floor

I would be delighted to tell you more
Jordanna Mancina
020 3892 3573
jordanna.mancina@knightfrank.com



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 November 2024. Photographs and videos dated November 2024.

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.