



# QUEENS GATE GARDENS

SOUTH KENSINGTON SW7

SITUATED ON THE THIRD FLOOR OF THIS FINE GRADE II LISTED BUILDING, THIS IS A TRULY LIGHT AND WELL-PROPORTIONED THREE BEDROOM LATERAL APARTMENT.



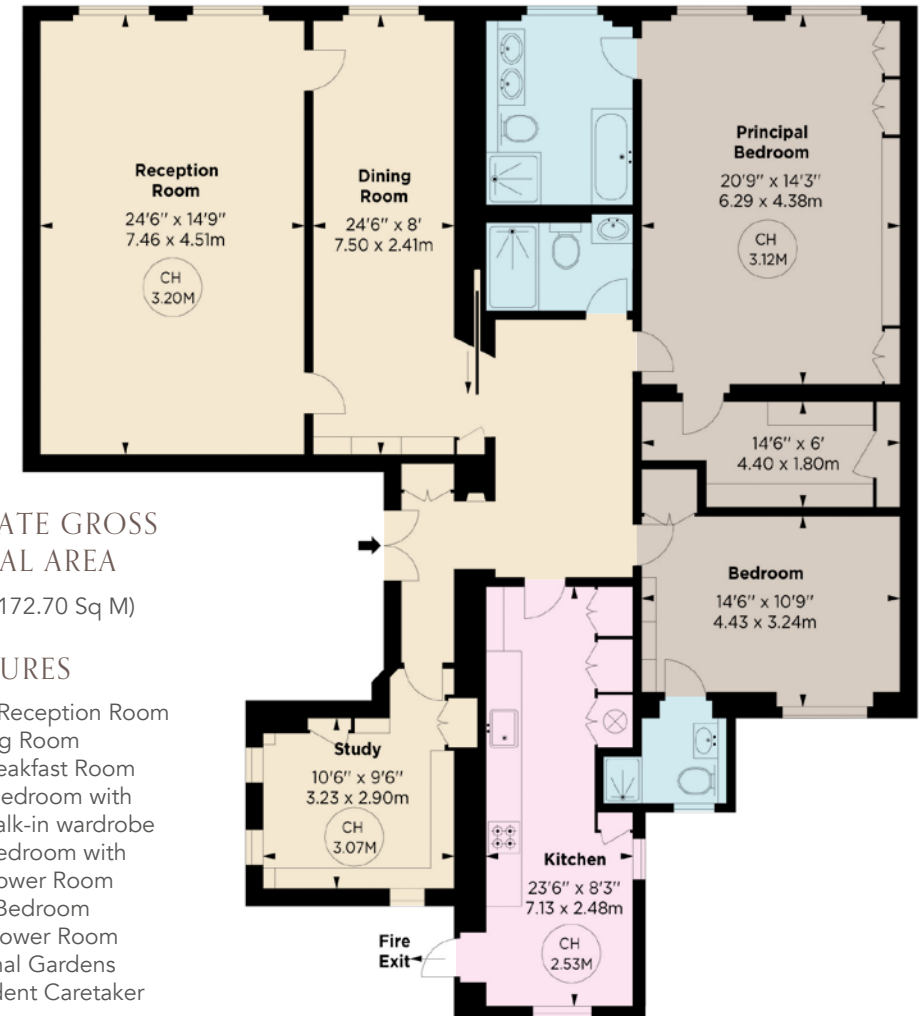
Recently refurbished to a high standard the property boasts high ceilings, great south facing views over the communal gardens from six windows, a large reception room, leading into a separate dining room, a fully equipped kitchen breakfast room, generous Principal bedroom with walk in wardrobe and en suite bathroom, second double bedroom with en suite bathroom, and a third bedroom and a separate bathroom. 15 Queens Gate Gardens is an elegant and well maintained building with lift and resident caretaker.



Queens Gate Gardens is one of South Kensington's most sought-after garden squares located between Queens Gate and the Gloucester Road, as well as being a short walk from South Kensington and Gloucester Road tube stations (Circle, District & Piccadilly Lines). There are a great selection of restaurants, bars, shops and boutiques to choose from with Kensington Gardens, The Royal Albert Hall and the Natural History Museum being in the immediate vicinity. The A4 also provides easy access to Heathrow Airport.



THIRD FLOOR



APPROXIMATE GROSS INTERNAL AREA

1,859 Sq Ft (172.70 Sq M)

### FEATURES

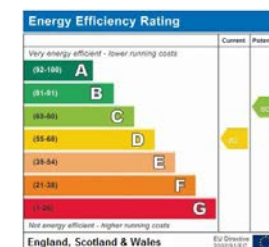
- South Facing Reception Room
- Dining Room
- Kitchen Breakfast Room
- Principal Bedroom with Ensuite and Walk-in wardrobe
- Double Bedroom with Ensuite Shower Room
- Third Bedroom
- Guest Shower Room
- Communal Gardens
- Lift
- Resident Caretaker

LEASEHOLD WITH 141 YEARS REMAINING

SERVICE CHARGE: £15,560 PER ANNUM INCLUDES HEATING

PRICE: £3,500,000

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