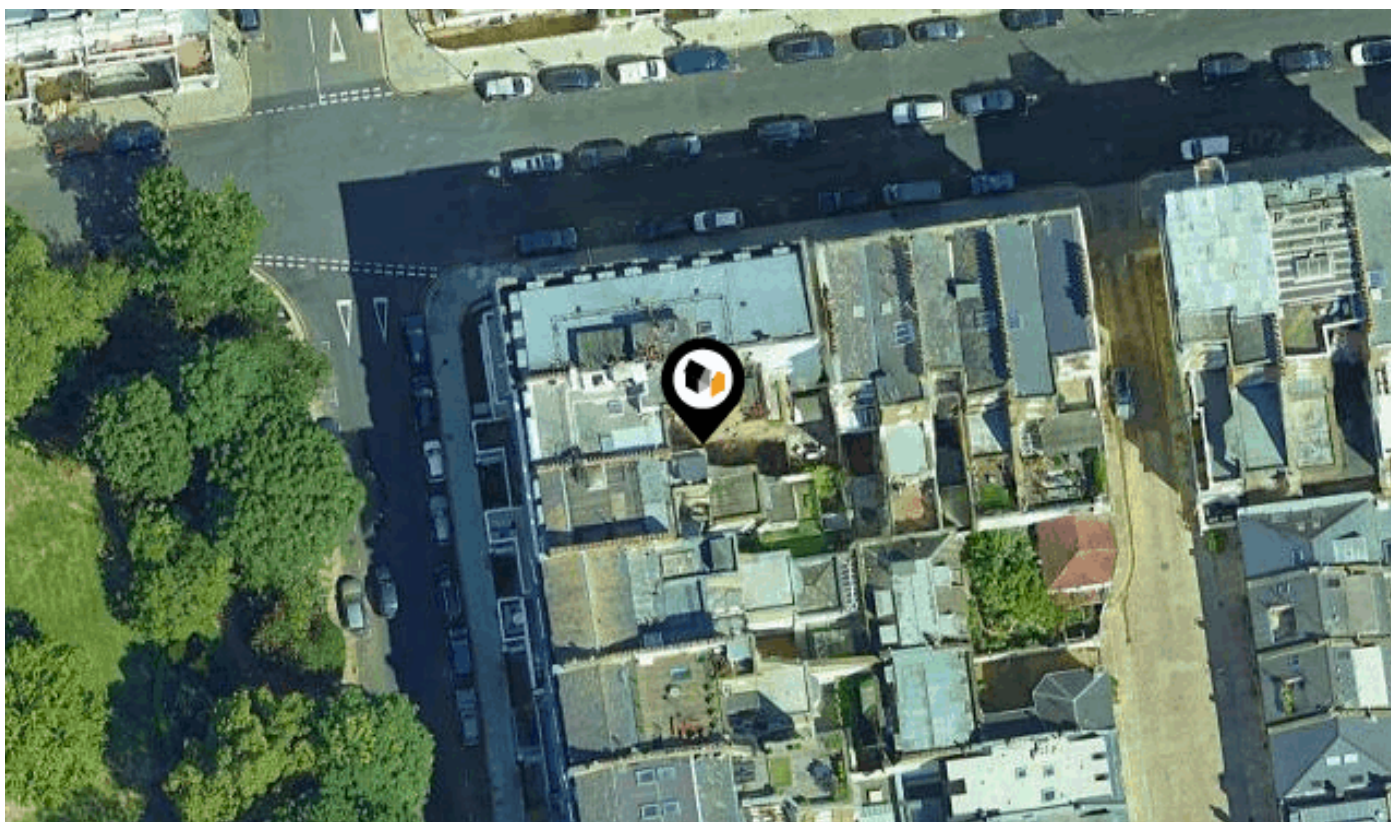


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 17th July 2024



25, QUEEN'S GATE GARDENS, KENSINGTON, LONDON, SW7

Rental Price pcm : £4,000

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

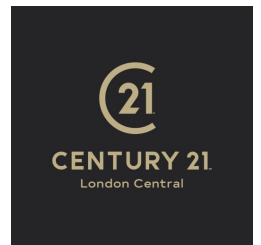
roger.collings@century21uk.com

www.century21uk.com



Introduction

Our Services



Our Agency: Century21
Your Agent: Roger Collings
Agent Contact: 020 7630 1099
Agent Email: roger.collings@century21uk.com

Welcome to this stunning 2 bedroom, 2 bathroom Duplex apartment located in the prestigious area of Kensington, London. Situated at Queen's Gate Gardens, this property boasts two ensuite bathrooms, a separate toilet, and a spacious living area. With a building area of 787sqft, this apartment offers ample space for comfortable living. The modern kitchen is fully equipped with high-end appliances, perfect for those who love to cook and entertain. Located in a prime location, this property is surrounded by beautiful gardens and is within walking distance to local shops, restaurants, and transport links. Don't miss the opportunity to lease this luxurious apartment for £4,000 per month. Contact us today to arrange a viewing! Available now.

Property Overview



Property

Type:	Flat / Maisonette	Price Estimate:	TBC
Bedrooms:	2	Rental Price pcm:	£4,000
Floor Area:	785 ft ² / 73 m ²	Yield:	(-)%
Year Built :	Before 1900		
Council Tax :	Band G		
Annual Estimate:	£2,550		

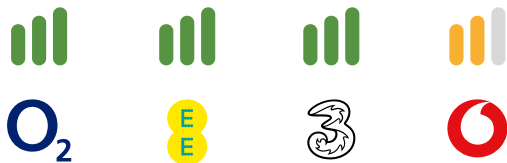
Local Area

Local Authority:	Kensington and chelsea
Conservation Area:	Queen?s Gate
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

9 mb/s	80 mb/s	1000 mb/s

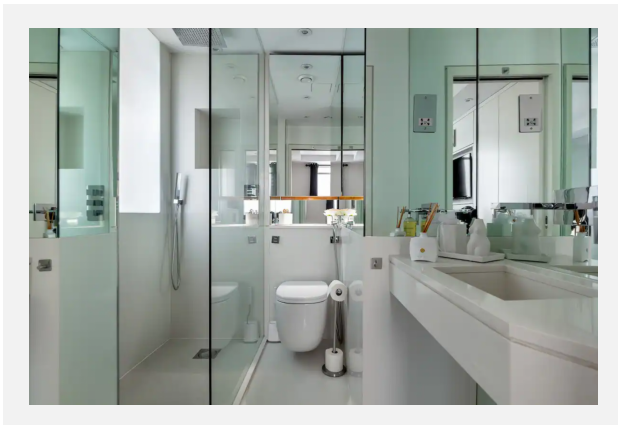
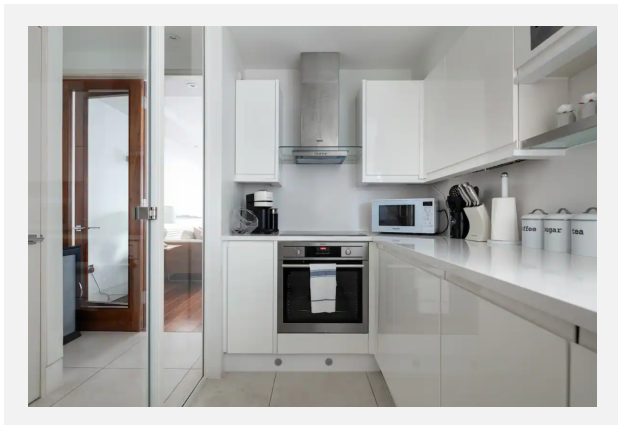
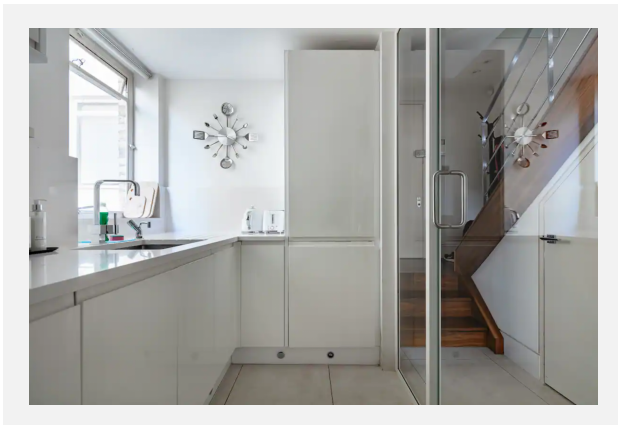
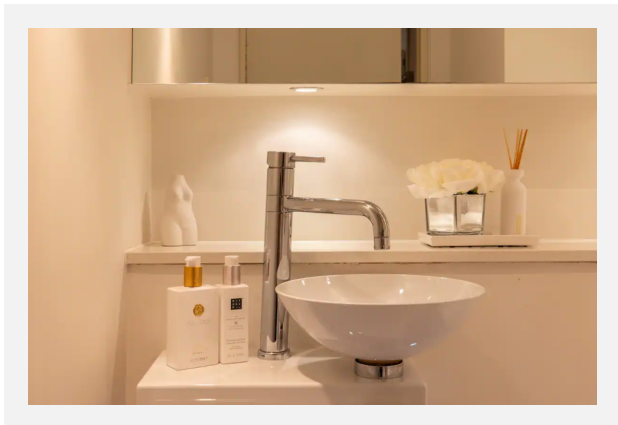
Mobile Coverage: (based on calls indoors)



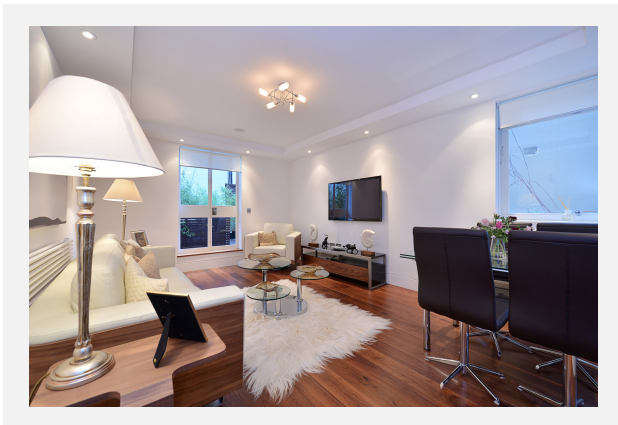
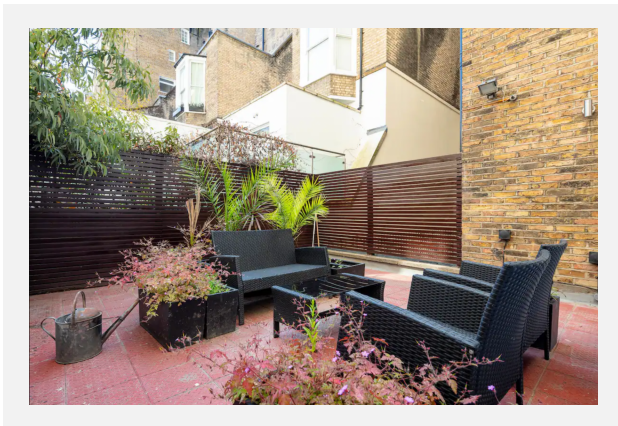
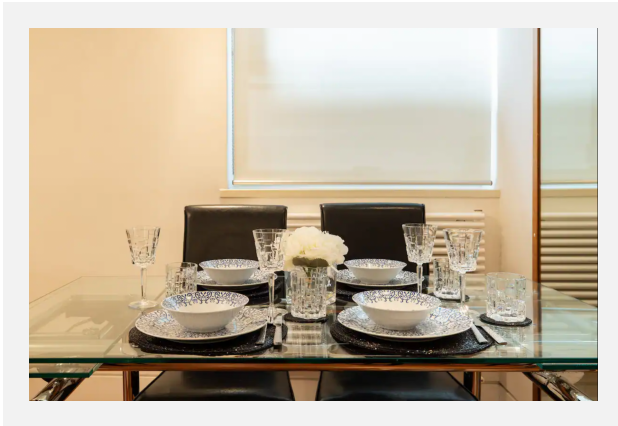
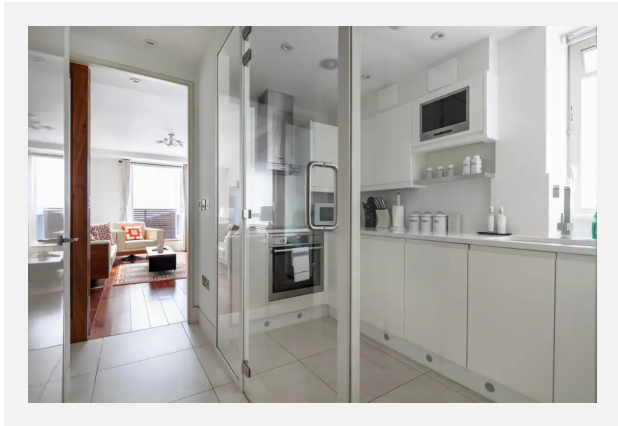
Satellite/Fibre TV Availability:



Gallery Photos



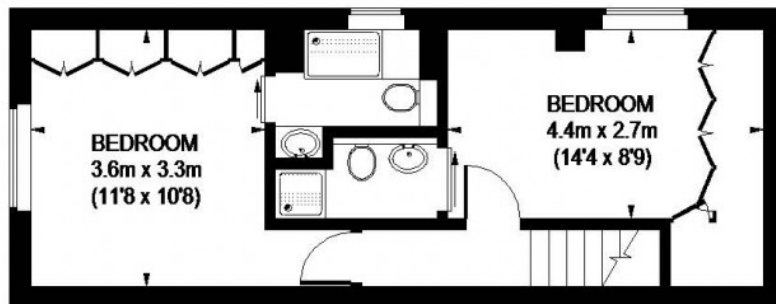
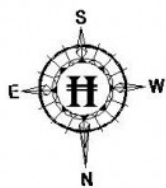
Gallery Photos



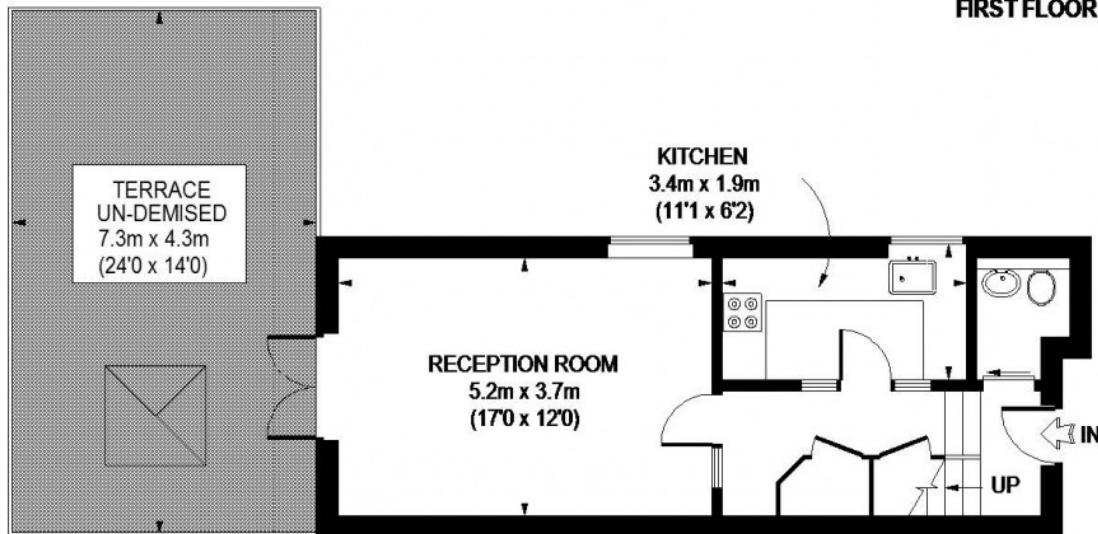
Gallery Photos



25, QUEEN'S GATE GARDENS, KENSINGTON, LONDON, SW7



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA =
GROUND FLOOR = 387 SQ. FT. (36 SQ. M.)
FIRST FLOOR = 398 SQ. FT. (37 SQ. M.)
TOTAL = 787 SQ. FT. (73 SQ. M.)

Property EPC - Certificate



25 Queensgate Gardens, SW7

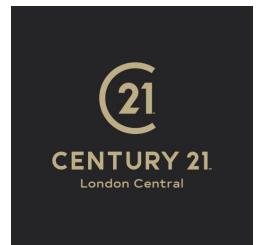
Energy rating

C

Valid until 01.02.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

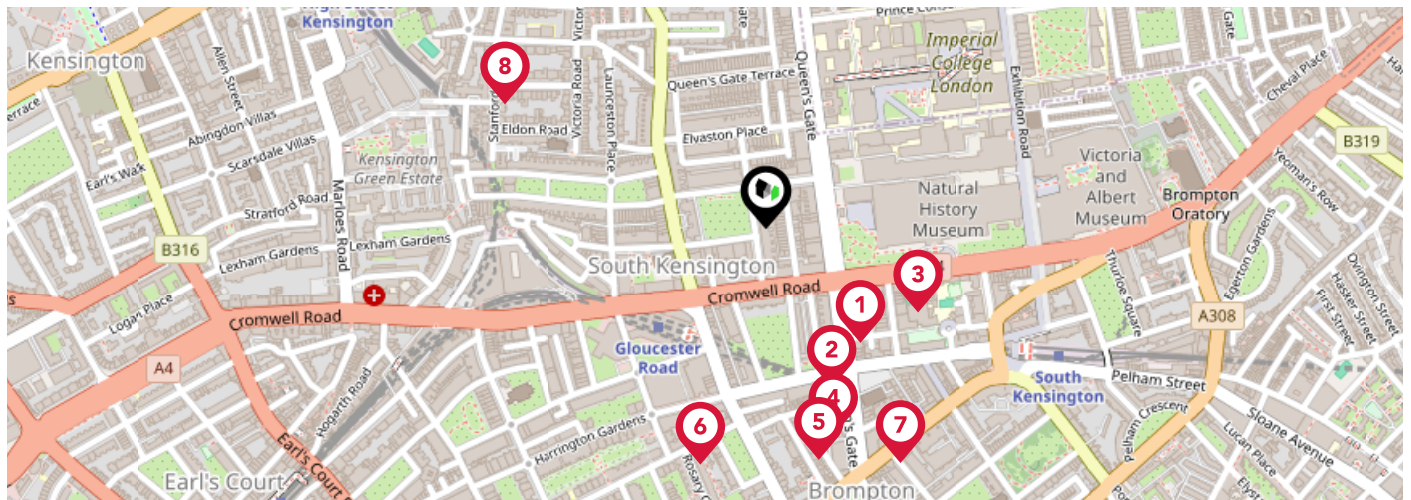
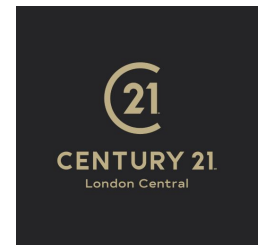
Property EPC - Additional Data



Additional EPC Data

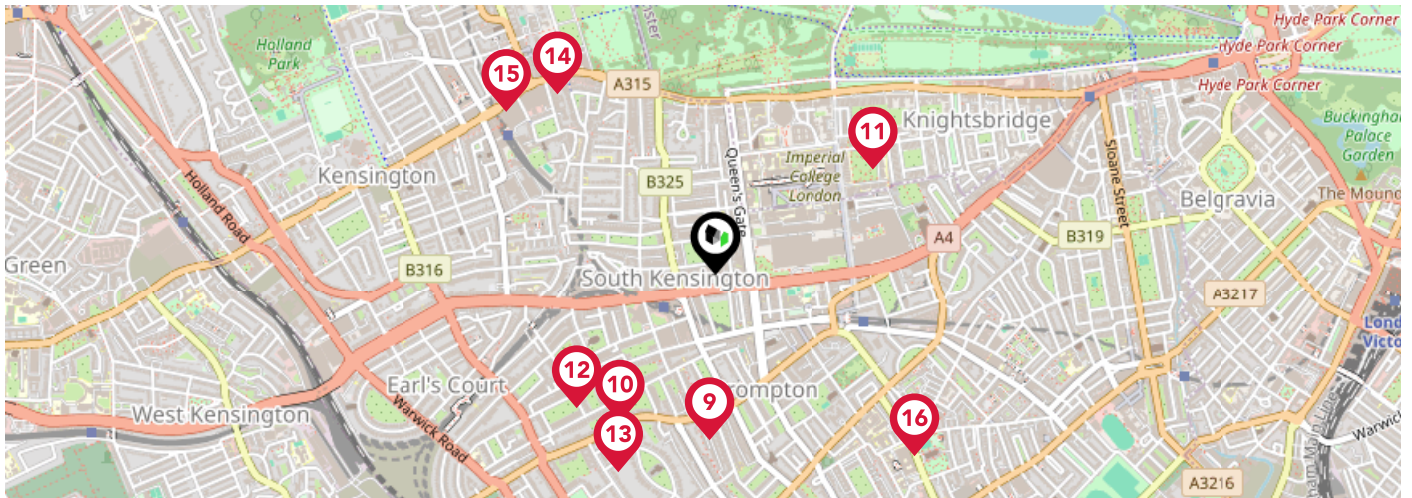
Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	00
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 8% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	71 m ²

Area Schools



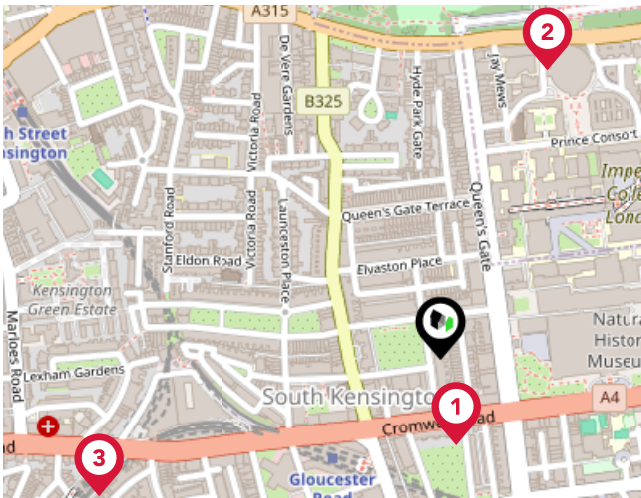
	Nursery	Primary	Secondary	College	Private
1 Queen's Gate School Ofsted Rating: Not Rated Pupils: 533 Distance:0.17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Glendower Preparatory School Ofsted Rating: Not Rated Pupils: 251 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Lycee Francais Charles de Gaulle Ofsted Rating: Good Pupils: 3523 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Mander Portman Woodward School Ofsted Rating: Not Rated Pupils: 604 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Our Lady of Victories RC Primary School Ofsted Rating: Outstanding Pupils: 209 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 St Philip's School Ofsted Rating: Outstanding Pupils: 87 Distance:0.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Westminster Tutors Ofsted Rating: Outstanding Pupils: 40 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Thomas's Kensington Ofsted Rating: Not Rated Pupils: 388 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



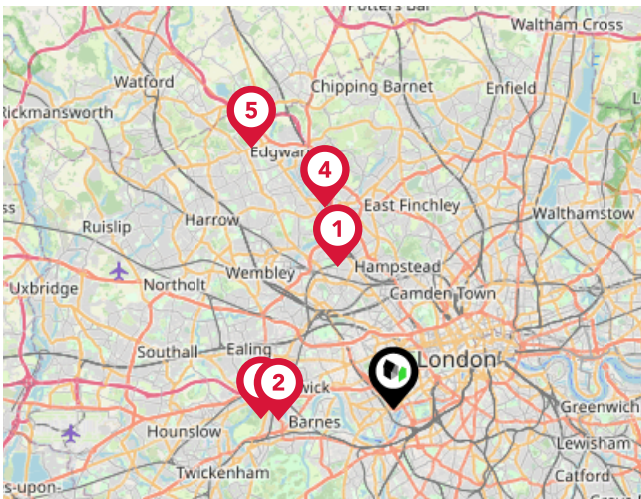
	Nursery	Primary	Secondary	College	Private
<p>9 Falkner House Ofsted Rating: Not Rated Pupils: 333 Distance:0.38</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Wetherby Kensington Ofsted Rating: Good Pupils: 149 Distance:0.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Prince's Garden Preparatory School Ofsted Rating: Not Rated Pupils: 132 Distance:0.43</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Collingham Ofsted Rating: Not Rated Pupils: 171 Distance:0.44</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Bousfield Primary School Ofsted Rating: Outstanding Pupils: 447 Distance:0.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Ashbourne Independent School Ofsted Rating: Good Pupils: 284 Distance:0.56</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 St Mary Abbots CofE Primary School Ofsted Rating: Good Pupils: 198 Distance:0.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Oratory Roman Catholic Primary School Ofsted Rating: Outstanding Pupils: 209 Distance:0.62</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



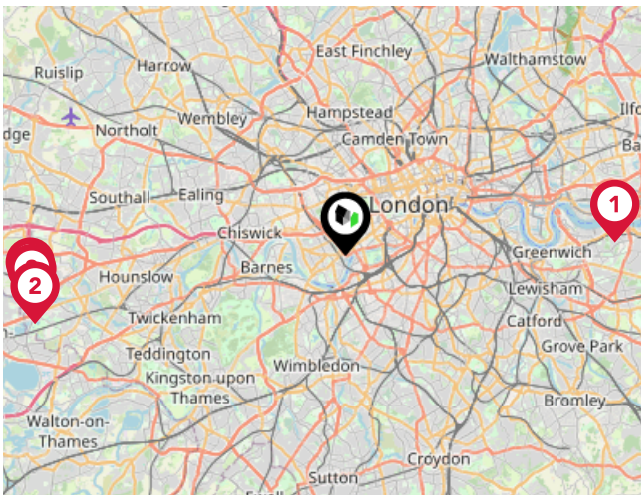
National Rail Stations

Pin	Name	Distance
1	Nat. History Museum Queens Gt	0.1 miles
2	Kensington Royal Albert Hall	0.36 miles
3	Cromwell Hospital (SW5)	0.42 miles



Trunk Roads/Motorways

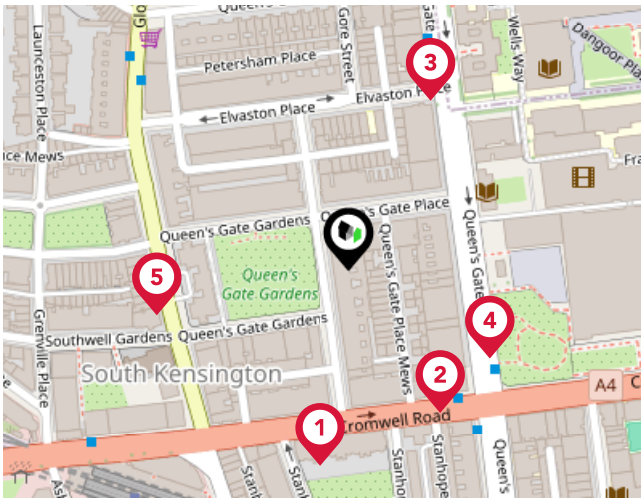
Pin	Name	Distance
1	M1 J1	5.69 miles
2	M4 J1	4.3 miles
3	M4 J2	4.96 miles
4	M1 J2	7.89 miles
5	M1 J4	10.96 miles



Airports/Helipads

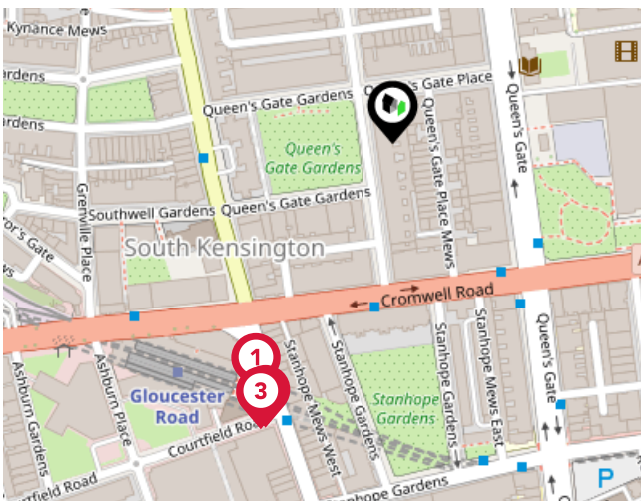
Pin	Name	Distance
1	London City Airport	9.96 miles
2	London Heathrow Airport Terminal 4	11.78 miles
3	London Heathrow Airport Terminal 2	11.79 miles
4	London Heathrow Airport Terminal 1	11.78 miles

Area Transport (Local)



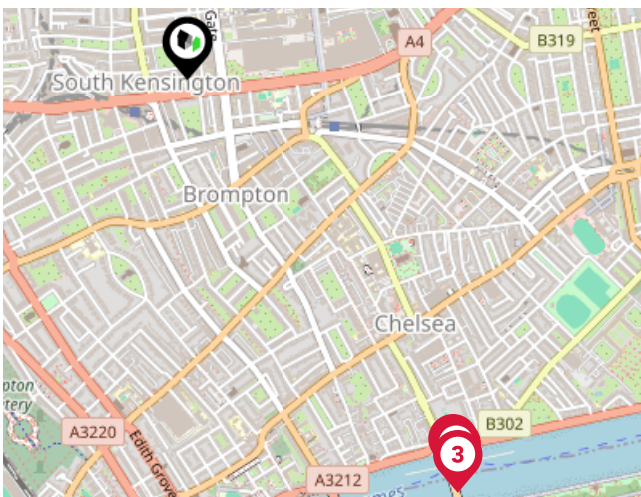
Bus Stops/Stations

Pin	Name	Distance
1	Gloucester Road	0.11 miles
2	Natural History Museum Queens Gate	0.1 miles
3	Imperial College Elvaston PI	0.11 miles
4	Natural History Museum Cromwell Road	0.1 miles
5	Cornwall Gardens	0.11 miles



Local Connections

Pin	Name	Distance
1	Gloucester Road Underground Station	0.16 miles
2	Gloucester Road Underground Station	0.18 miles
3	Gloucester Road Underground Station	0.18 miles



Ferry Terminals

Pin	Name	Distance
1	Cadogan Pier	1.1 miles
2	Cadogan Pier	1.12 miles
3	Cadogan Pier	1.14 miles



Century21

GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



Roger Collings

57 years in Real Estate:

Few can rival Roger's industry and market knowledge having been at the forefront of the housing market for close to six decades. In 1965 training as a surveyor before becoming a real estate agent, his wealth of property experience has been a valuable asset to both his clients and agents he has mentored.

While Roger manages property transactions on a Global scale and across London, he specialises in residential property sales and lettings in Westminster, Pimlico, St. James, Chelsea, Mayfair and Knightsbridge. Having lived and worked in Westminster/Victoria for many years, Roger is well versed with the local market and the area's unique influences and target audiences.



Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



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/Century21UK



/century21_uk/



/company/century21-united-kingdom

Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



Century21

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