



QUEENS GATE, LONDON, SW7

R&P

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Nestled to the rear of a grand period building on the prestigious Queens Gate, is this stunning first-floor, one double bedroom apartment.

Boasting over 750 sq ft of well-appointed living space, this beautifully designed home benefits from generous proportions, abundant natural light, and a spacious private terrace.

The triple aspect reception/dining room features an elegant wooden flooring with double doors that lead onto the expansive private terrace, perfect for outdoor dining and relaxation. There is a well equipped kitchen and a generous bedroom/study, complete with excellent built in storage and access to a second charming balcony. The stylish bathroom is also finished to a high standard.

The property is ideally located for easy access to the shops, cafes and restaurants of Gloucester Road, and the world-class museums of South Kensington, and is surrounded by excellent transport links. The green open spaces of Hyde Park are also in close proximity.

TERMS

Tenure: 958 years unexpired plus a share of freehold

Service Charge: Estimated at £6,493 and a sinking fund contribution of £2,580 for the year ending 31 December 2025

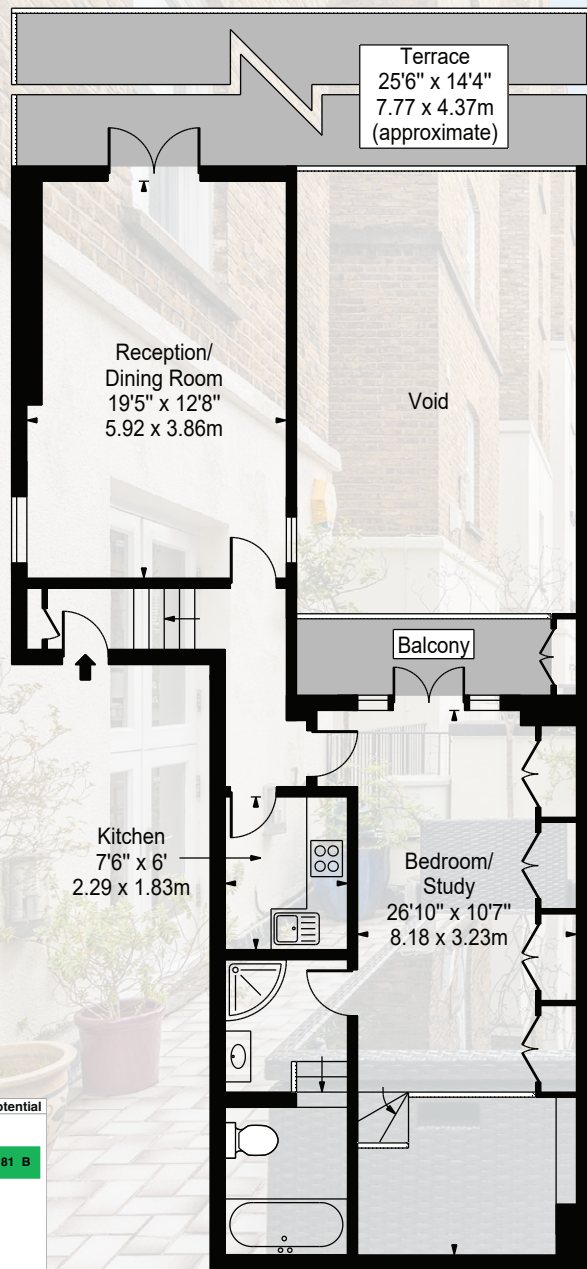
Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: G

Price: £1,225,000 Subject to Contract







GROSS INTERNAL AREA
751 sq ft (69.77 sq m) excluding void
For identification purposes only.

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

R&P Disclaimer

Important Notice: This brochure, the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed, nor do they form part of any contract. Please note that we have not carried out a detailed survey nor tested the services, appliances or any specific fittings. Brochure prepared May 2025

Rose&Partners

PROPERTY SPECIALISTS

020 3838 8366

info@roseandpartners.co.uk
roseandpartners.co.uk

MICHELIN HOUSE, 81 FULHAM RD, LONDON SW3 6RD