



# 39-40, Queens Gate

London, SW7 5HR

*A fantastic, rare, large and split-level one / two bedroom apartment set on the first floor on this period building on Queens Gate.*

The property comprises of a study/guest bedroom on the first floor. A large dining and sitting room with floor to ceiling windows, which bring in abundance of light and have views overlooking the rooftops and mews below, is set on the upper levels, which also comprise a separate kitchen, bathroom and double bedroom.

Flat 20 is positioned at the rear of the building and is therefore exceptionally quiet. The property also benefits from a Residents Porter and good lease length.

Queens Gate is a prime, sought-after location, just moments from the world renowned museums on Exhibition Road, while the many shops, bars and restaurants in South Kensington are easily accessible. The nearest underground stations are Gloucester Road and South Kensington.

**Asking Price:** £700,000 Subject to Contract

**Tenure:** Leasehold (107yrs remaining)

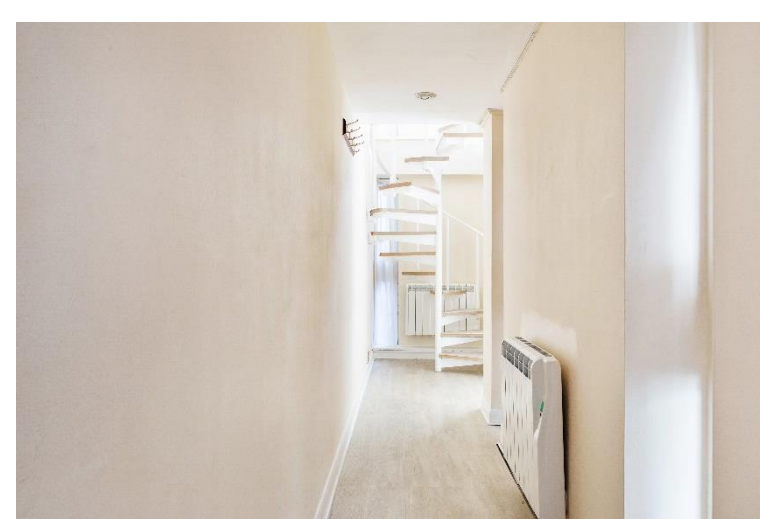
**Local Authority:** The Royal Borough of Kensington & Chelsea

**Council tax band:** F

**Service Charge:** circa £10,000 per annum (includes sinking fund)

**Ground Rent:** £50





**Split-Level | Residents Porter | Period Building**

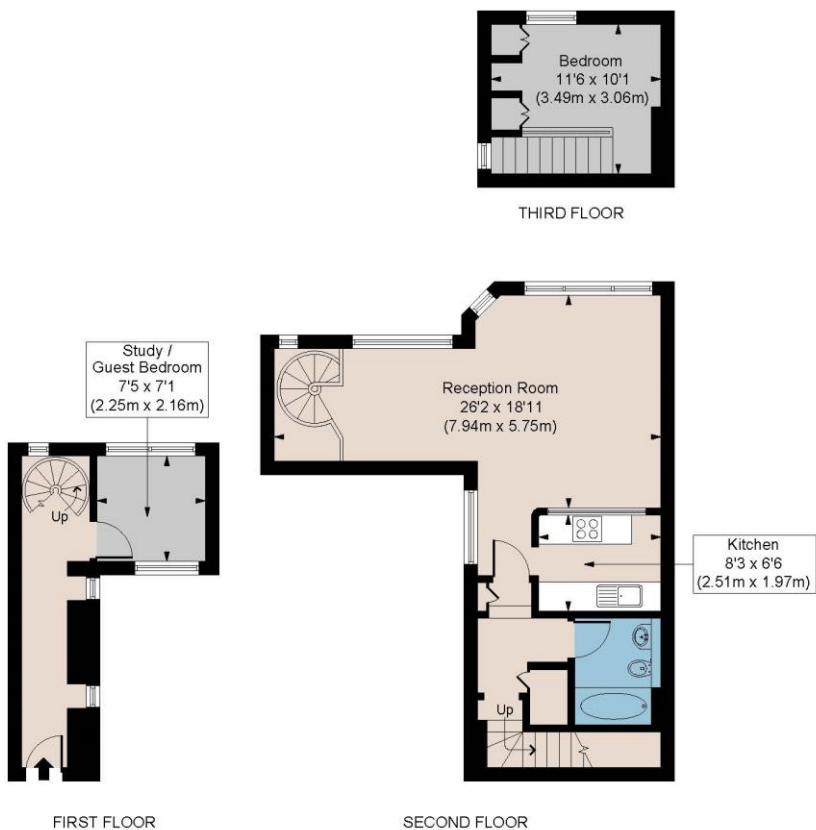


# QUEENS GATE SW7

APPROX. GROSS INTERNAL AREA \*  
759 Ft<sup>2</sup> - 70.50 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

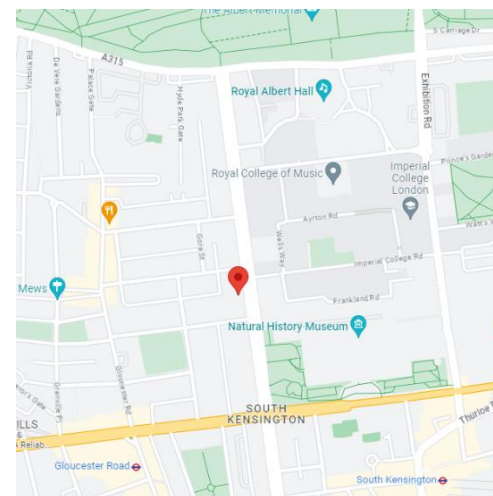
\* As Defined by RICS - Code of Measuring Practice



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**Winkworth**

South Kensington Sales | 020 7373 5052

southkensington@winkworth.co.uk

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