



# 19, Queens Gate Place

London, SW7 5NY

An impressively large two double bedroom flat in this well maintained Victorian conversion with access to a sought after garden square by separate agreement.

A recently refurbished and extremely light two bedroom flat located on the third floor (walk-up) of this period building with excellent communal areas. The property benefits from wooden floors throughout, two good sized bedrooms, a separate modern kitchen and a separate bathroom.

This property is ready to move into and is being sold chain free.

Queen's Gate Place is situated close to South Kensington, Knightsbridge, Gloucester Road and Kensington High Street which offers plenty of shops, restaurants and eateries. Kensington Gardens and Hyde Park are a short walk away. The nearest underground station is Gloucester Road (District, Circle and Piccadilly lines). Motorists will benefit from routes to the West and Heathrow Airport via the M4 motorway.

**Asking Price:** £1,100,000 Subject to Contract

**Tenure:** Share of Freehold ( 980yrs remaining)

**Service Charge:** Approx. £1,900pa

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

**Council tax band:** Band G





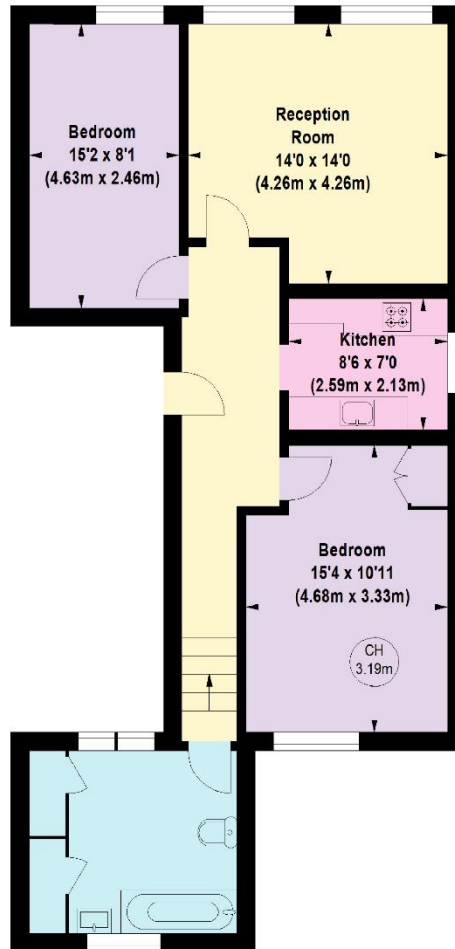
**Share of Freehold | Two Double Bedrooms | Communal Gardens (Subject to Application) | Prime Location**

# QUEENS GATE PLACE, SW7

APPROXIMATE GROSS INTERNAL AREA

891 Ft<sup>2</sup> - 82.77 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.



Key :  
 CH - Ceiling Height

THIRD FLOOR



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>	78	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

