



4,Queens Gate Place

London, SW7 5NT

Well presented, one double bedroom flat within this impressive Victorian building.

A bright and well located lower ground floor flat with a private patio and access to wonderful garden square.

The flat is well presented throughout and benefits from a large double bedroom with en suite bathroom, dressing room, separate study and separate kitchen.

Queens Gate Place is well located for all of the local shops, bars and restaurants of Gloucester Road and High Street Kensington. There are excellent transport routes and the nearest underground stations are South Kensington and Gloucester Road for the District, Circle and Piccadilly lines. The A4/M4 is nearby for excellent transport links to the West and Heathrow and it is a short walk to the open spaces of Hyde Park and Kensington Palace Garden.

Asking Price: £675,000 Subject to Contract

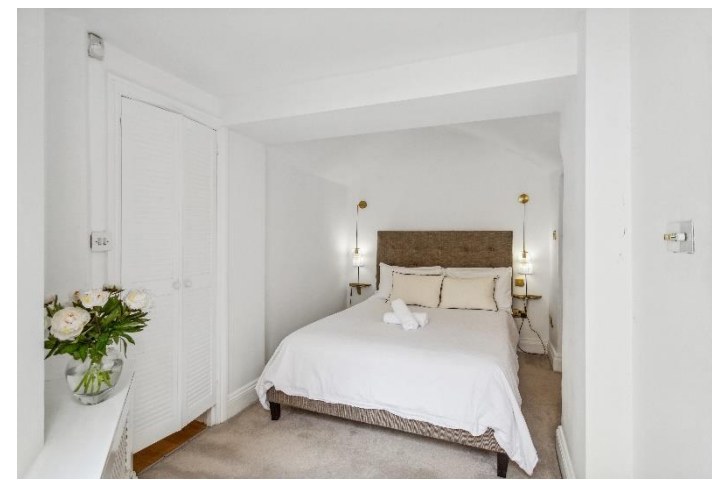
Tenure: Leasehold (137yrs remaining)

Local Authority: The Royal Borough of Kensington & Chelsea

Council tax band: Band G

Service Charge: £2,100pa (includes hot water)

Ground Rent: Peppercorn





Long Lease | Dressing Room | Double Bedroom | Prime Location | Patio

QUEENS GATE PLACE, SW7

APPROXIMATE GROSS INTERNAL AREA

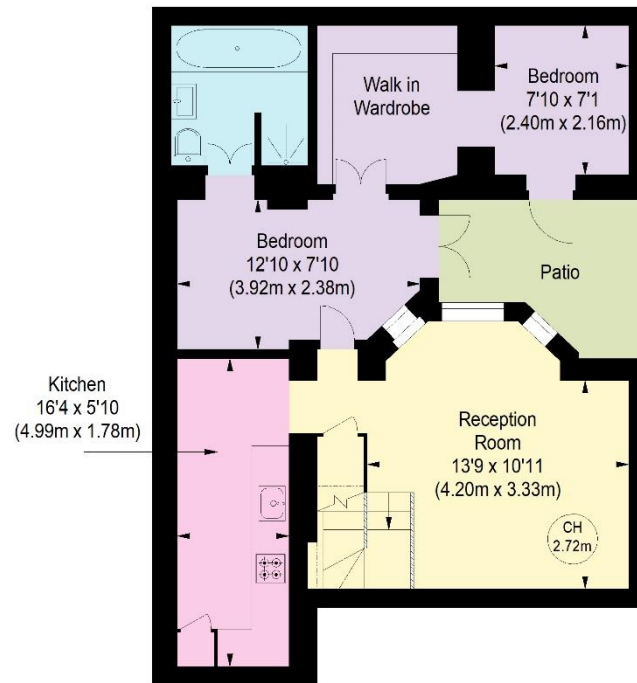
647 Ft² - 60.11 M²

Illustration For Identification Only. Not To Scale.

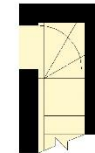
All Calculations include Any/All Areas Under 1.5m Head Height.

* As Defined by RICS - Code of Measuring Practice.

Key :
CH - Ceiling Height



LOWER GROUND FLOOR



GROUND FLOOR
ENTRANCE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	