



# Queen's Gate Place, Kensington, SW7

Asking Price: £3,500,000

Benham  
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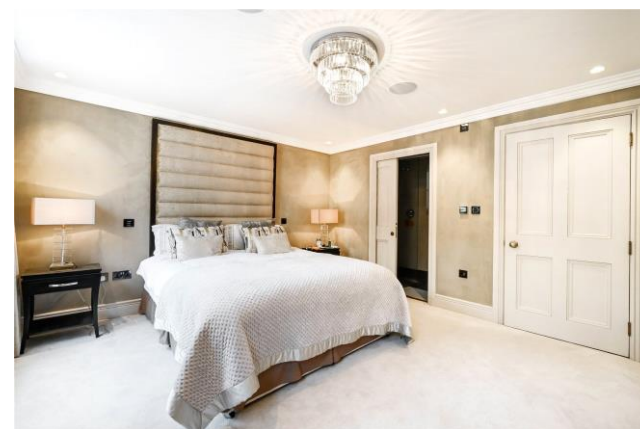
# Queen's Gate Place, Kensington, SW7

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

This beautifully refurbished three bedroom apartment on Queen's Gate Place is set across the ground and first floors of a stunning white stucco-fronted period conversion. The apartment spans 1,681 square feet of living space and is located in the heart of South Kensington.

The property features an expansive open-plan reception room and kitchen area with impressive high ceilings. The flat includes two spacious guest bedroom suites and a generously sized principal suite, which occupies its own private floor. Notable features include elegant chandeliers, parquet flooring and a wine cellar.

Queen's Gate Place, situated between Queen's Gate and Gloucester Road, is home to magnificent Victorian terraces dating back to the 1800s. The nearest transport links are South Kensington and Gloucester Road tube stations (Piccadilly and District lines), with Hyde Park just to the north.

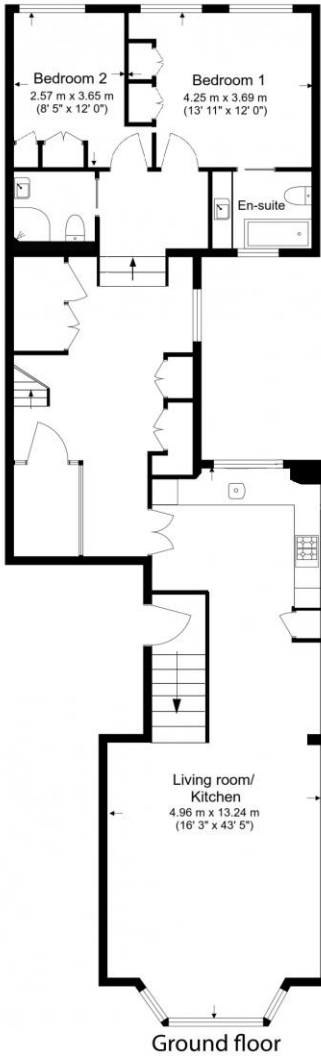




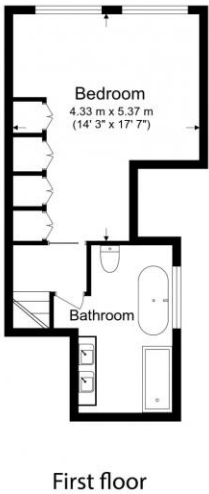
## Property Features:

- Three Bedrooms
- Two Bathrooms
- Wine Cellar
- Residents' Parking
- 1,681 Square Feet (Approx.)
- Gloucester Road Station (0.2 miles)
- South Kensington Station (0.4 miles)
- High Street Kensington Station (0.6 miles)





Total Gross Internal Area  
156.1 Sq/m - 1,681



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | <b>82</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>68</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 |           |

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

|                   |  |
|-------------------|--|
| Asking Price:     | £3,500,000   |
| Tenure:           | Leasehold<br>Expires 23/06/2132<br>Approximately 107 Years Remaining |
| Ground Rent:      | Nil  |
| Service Charge:   | £7,813.78 (per annum)<br>to June 2024                                |
| Anticipated Rent: | £10,000.00 pcm<br>Approx. 3.4% Yield                                 |

## Viewings:

All viewings are by appointment only through our Kensington Office.

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