

RUSSELL SIMPSON

Stylish duplex flat with lift and
porter

QUEEN'S GATE
SOUTH KENSINGTON SW7

Queen's Gate

£1,825,000

BEDROOMS 2	INTERNAL 1,238 SQ FT	OUTDOOR —	COUNCIL Westminster City
BATHROOMS 2	115 SQM	EPC C	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 118 YEARS	GROUND RENT —	SERVICE CHARGE £6,857 P/Y



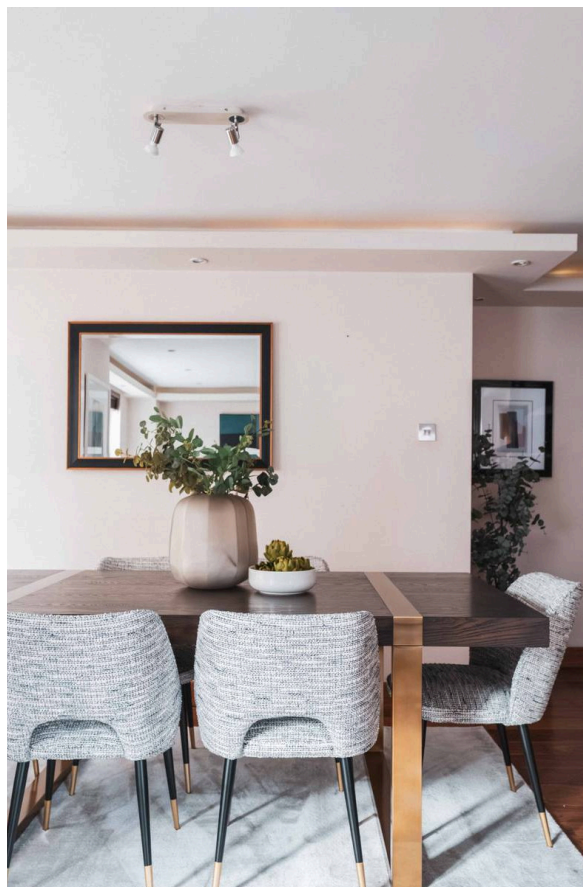
The Property

Two bedroom flat with tasteful interiors, moments away from Hyde Park and the Royal Albert Hall

The building has a lift allowing convenient access to every floor.

Indoor Spaces

Entering the flat on the second floor, the entrance hall leads through to a large reception room. As well as enough space for separate dining and seating areas, a pair of south-facing windows ensure this room remains bright throughout the day. In addition, this floor contains a fitted kitchen and a guest loo.



img 2

Dining Area



The Bedrooms

The third floor includes a pair of double bedrooms, both ensuite and both with built-in storage space. In addition, the property is decorated in a contemporary style, with dark wooden floors and a striking spiral staircase adding to the sense of elegance.





The Neighbourhood

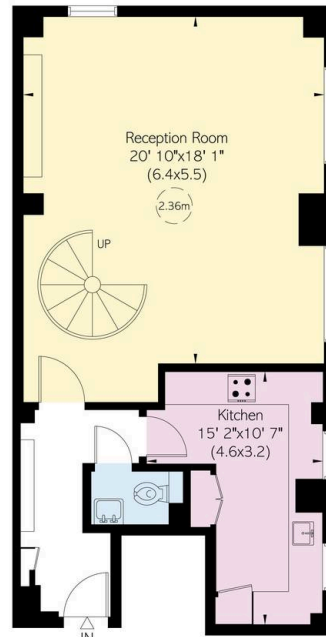
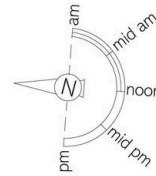
Queen's Gate is a prestigious street running south from Kensington Gardens. It is lined with townhouses of white stucco and patterned brick, many containing embassies. In addition, it borders world-class cultural institutions like the Natural History Museum, the Science Museum and the campus of Imperial College London. From here, Gloucester Road underground station is a short walk away, while the open spaces of Kensington Gardens and Hyde Park are within easy reach.

Queen's Gate, SW7

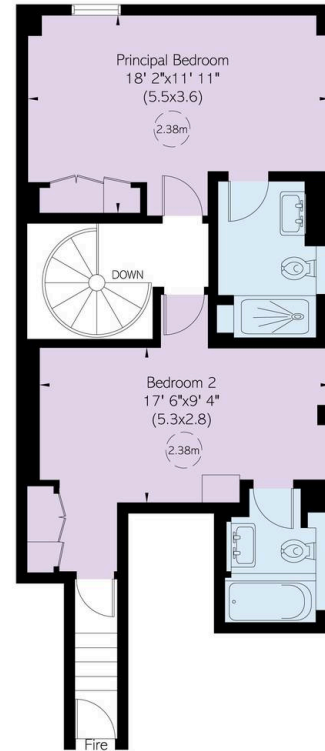
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Approximate Internal Area
1,238 sq ft/ 115 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Second Floor



Third Floor

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