



RUSSELL SIMPSON

An impressive duplex flat, on the
second and third floor of an
attractive building

QUEEN'S GATE GARDENS
SOUTH KENSINGTON SW7

Queen's Gate Gardens

Sold

BEDROOMS 2	INTERNAL 1,042 SQ FT	OUTDOOR 91 SQ FT	COUNCIL —
BATHROOMS 2	96 SQM	EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 965 YEARS	GROUND RENT —	SERVICE CHARGE £2,000 P/Y



The Property

The flat is in very good condition throughout and benefits from a spacious, open plan kitchen and reception room, as well as a good sized double bedroom with a separate shower room, doubling up as a guest loo, all on the second floor.





The Bedrooms

On the third floor is an expansive master bedroom suite, with separate dressing room and ensuite bathroom, as well as significant storage in the eaves. To the rear of the property is a terrace that is accessible from the half landing between the two floors.





The Neighbourhood

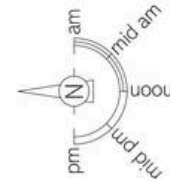
Queen's Gate Gardens is an attractive garden square located close to the shops, bars and restaurants of Gloucester Road, as well as the underground station providing excellent transport links across London.

Queen's Gate Gardens, SW7

Approximate Area = 1042 sq ft / 106.1 sq m
(Including Void)

Including Limited Use Area (6.7 sq m / 72 sq ft)

Approximate External Area = 92 sq ft / 8.6 sq m



First Floor Second Floor

Third Floor

VIEWING ARRANGEMENTS

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Where every care is taken in the preparation of this plan, please check all dimensions, areas and contents for accuracy before making any decisions related thereto.

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