



## **RUSSELL SIMPSON**

A grand cross lateral first floor  
family apartment overlooking  
Queen's Gate Gardens

QUEENS GATE GARDENS  
SOUTH KENSINGTON SW7

# Queens Gate Gardens

# Sold

BEDROOMS 4	INTERNAL 3,149 SQ FT	OUTDOOR 261 SQ FT	COUNCIL —
BATHROOMS 4	292 SQM	EPC C	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 955 YEARS	GROUND RENT £225 P/Y	SERVICE CHARGE £16,411 P/Y



## The Property

This impressive Grade II Listed lateral apartment offers exquisite reception rooms with 4.39-meter ceiling height, as well as a balcony spanning the width of the property which overlooks the picturesque private communal gardens.

Upon entering this historic building, the grandeur and proportions are immediately evident, which is continued into this first floor flat (with lift). The impressive entrance hall leads to a pair of elegant reception rooms with tall windows, high ceilings and French onto wide balconies with views over the communal garden below. Set back from the reception rooms is a generous kitchen which includes an informal dining area and a balcony.

The four double bedrooms with bathrooms are situated quietly to the rear of the building, one of which is located on the second floor. In addition to the privately located bedrooms is a convenient storage and utility room on a half landing.

In addition to the two balconies spanning the frontage of this grand stucco fronted building are two further small balconies to the rear, creating a selection of private outdoor areas throughout the apartment. Queen's Gate Gardens also benefits from the historic Victorian private gardens whose original landscape has generally been maintained since the mid-nineteenth century. The garden is beautifully maintained offers a quiet green getaway for residents of the square. Residents also benefit from the green expanse of Kensington Gardens and Hyde Park.



# The Neighbourhood

Queens Gate Gardens is an impressive stucco fronted square which is situated in the heart of South Kensington, whilst being moments from the amenities of Gloucester Road and High Street Kensington. Having originally been a part of three fields used as a market garden, it was soon developed by Charles Aldin in circa 1858. The gardens were initially named The Prince's Gardens and later formally renamed as Queen's Gate Gardens. The development of Queen's Gate Gardens, as we know it today, was seen as a pivotal architectural advance and formative to creating the standard for Victorian Garden Square Developments, which are so greatly enjoyed today.

# Queen's Gate Gardens, SW7

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**Approximate gross internal area**  
3149 sq ft / 292.59 sq m

**Approximate outdoor area**  
261 sq ft / 24.30 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.



Key:  
CH - Ceiling Height



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