



RUSSELL SIMPSON

Spectacular four-bedroom flat with
exceptionally elegant interiors on a
prestigious garden square

QUEEN'S GATE GARDENS
SOUTH KENSINGTON SW7

Queen's Gate Gardens

£4,950,000

BEDROOMS 4	INTERNAL 3,271 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2	303 SQM	EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 954 YEARS	GROUND RENT £225 P/Y	SERVICE CHARGE £14,596 P/Y

The Property

Exceptionally large lateral flat in an impressive building close to South Kensington underground station

Positioned on the raised ground floor, you enter into the flat through its own front door, and step into an entrance foyer leading through to a central hallway, with an attractive tiled floor. This hallway offers access to a pair of impressive reception rooms, linked by double doors.



Indoor Spaces

Both rooms have wide bay windows overlooking the square, as well as high ceilings with ornate plaster mouldings. This half of the flat also features a dining room and a kitchen with fitted units, leading through to a spacious utility room.





The Bedrooms

The other half of the flat offers four bedrooms. The principal bedroom has an ensuite bathroom with a bath, while the other three bedrooms share a bathroom opposite. All of them have inbuilt wardrobe space, while there is further storage space in the corridor.



The Design

The flat has grand and elegant interiors throughout. Panelled and papered walls, ornate cornices and moulded ceilings combine to create beautiful rooms in a traditional style that suit the historic setting.



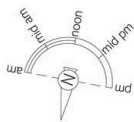


The Neighbourhood

Residents have the right to access the communal garden square opposite the building.

Queen's Gate Gardens were created in the 1860s and the gardens retain their original Victorian layout. The square is lined by grand terrace houses in the Italianate style, many of them dressed in white stucco.

From here, Gloucester Road underground station is a short walk away. In addition, the open spaces of Kensington Gardens and Hyde Park are within easy reach, while the world-class cultural institutions of South Kensington are also nearby.



Queen's Gate Gardens, SW7 **RUSSELL SIMPSON**

Approximate Internal Area
 3,471 sq ft / 304 sq m
Including limited use area and storage over bathroom
 159 sq ft / 15 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.

Reduced head height below 1.5m



Raised Ground Floor

**RUSSELL
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