



## **RUSSELL SIMPSON**

Elegant two-bedroom flat in South Kensington with light-filled reception room and south-facing balcony

QUEEN'S GATE PLACE  
SOUTH KENSINGTON SW7

Queen's Gate Place

£2,250,000

BEDROOMS 2	INTERNAL 1,279 SQ FT	OUTDOOR 124 SQ FT	COUNCIL RBKC
BATHROOMS 2	118 SQM	EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 90 YEARS	GROUND RENT £250 P/Y	SERVICE CHARGE £5,207 P/Y



## The Property

Elegant two-bedroom flat in South Kensington with light-filled reception room and south-facing balcony.

Duplex flat with lofty living spaces, in a Grade II listed building close to Gloucester Road station and Kensington Gardens.

Entering the flat on the first floor, the front hall leads through to a glorious reception room. With high ceilings and three, south-facing French doors opening out onto the balcony, this is a bright and beautiful space. As well as an ornate cornice and wooden floors, it has enough room for separate dining and seating areas.

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img 1

Seating Space

img 2

Dining Space

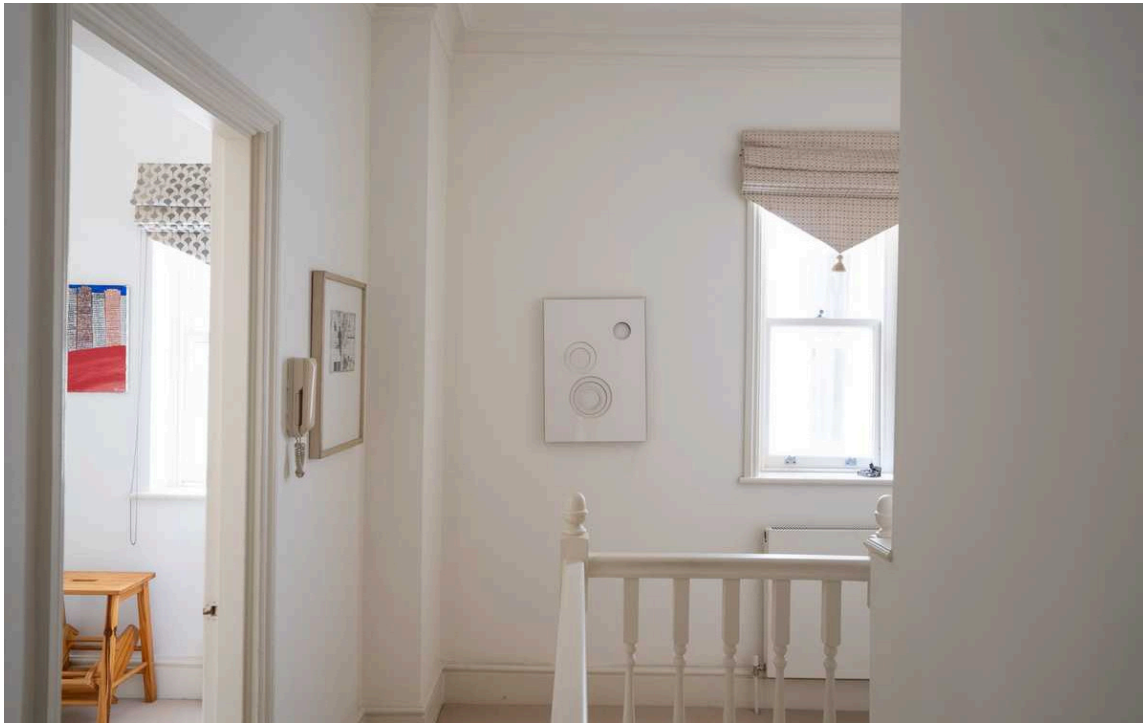


## Indoor Spaces

Stairs lead down to a half leading that features a dining room with a bay window and a fitted kitchen. This floor also contains a double bedroom.

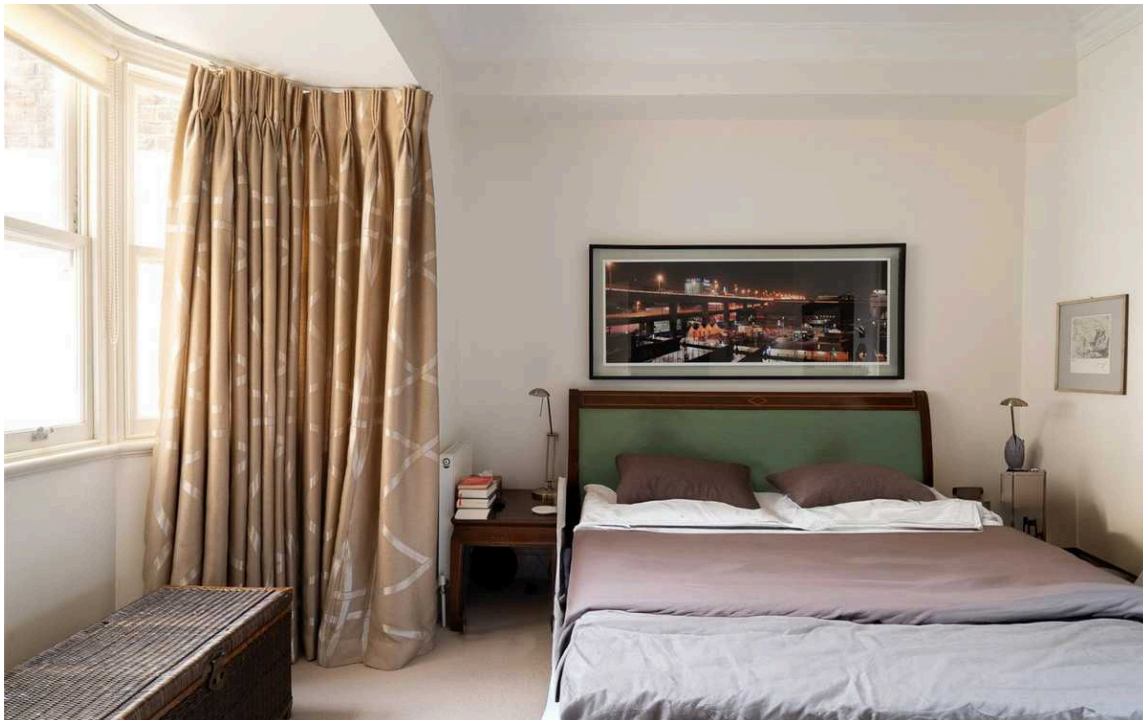






## The Bedrooms

The principal bedroom is found on the first floor, offering both a set of built-in cupboards and an ensuite bathroom. This floor also offers a possible third bedroom, with a bathroom next door. The property is decorated in a traditional style to suit its historic location and presented in good condition.





## Outdoor Spaces

The flat includes a south-facing balcony with enough space for outdoor seating.



## The Neighbourhood

Queen's Gate Place is a grand residential street in South Kensington, connecting Queen's Gate Gardens and Queen's Place. Terraces of tall houses line both sides of the road, with pillared porticos and white stucco dressings in the Italianate style. From here, Gloucester Road underground station is a short walk away, while the open spaces of Kensington Gardens and Hyde Park are also within easy reach. The world-class cultural institutions of South Kensington are also nearby.



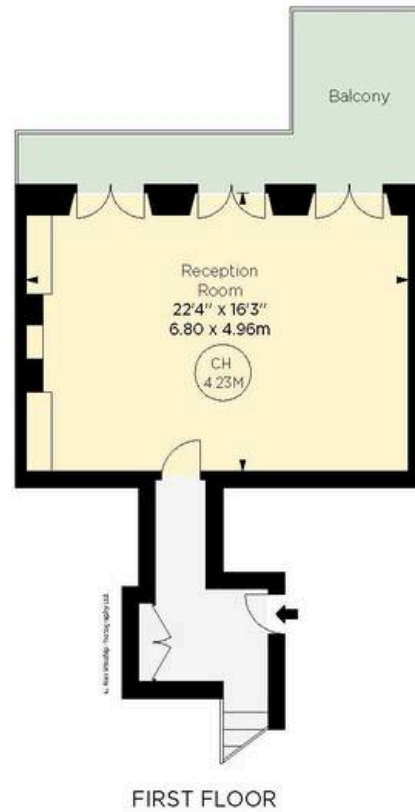
# Queen's Gate Place, SW7

**Approx. gross internal area**  
1279 sq ft / 118.82 sq m

**Approx. gross outdoor area**  
124 sq ft / 11.6 sq m

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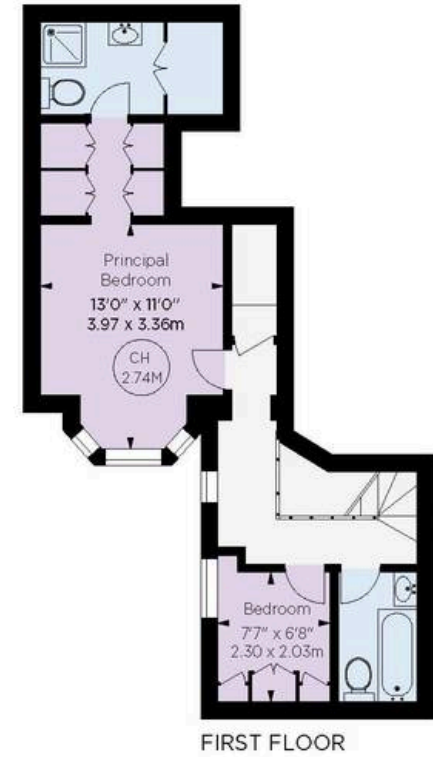
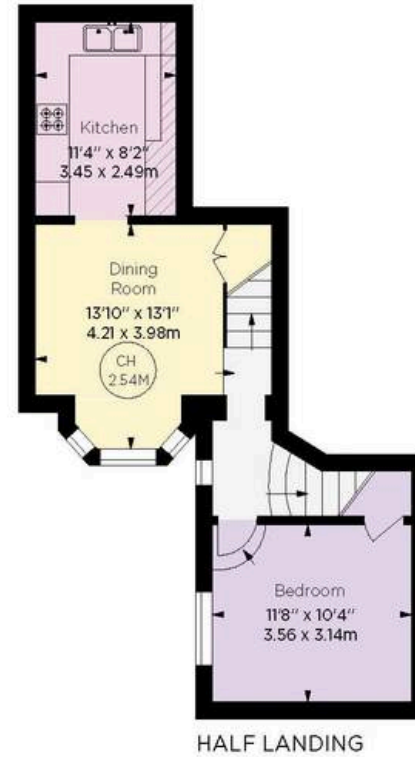
This plan is for layout guidance only.  
Not drawn to scale unless stated. Windows  
and door openings are approximate. Whilst  
every care is taken in the preparation of this  
plan, please check all dimensions, shapes,  
and compass bearings before making any  
decisions reliant upon them.



Key:

CH - Ceiling Height

- Under 1.5m Area





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