



RUSSELL SIMPSON

Exceptionally bright and spacious
four-bedroom flat with lofty living
spaces on a prestigious street

QUEEN'S GATE PLACE
SOUTH KENSINGTON SW7

Queen's Gate Place

£4,950,000

BEDROOMS 4	INTERNAL 2,724 SQ FT	OUTDOOR 227 SQ FT	COUNCIL RBKC
BATHROOMS 4	253 SQM	EPC D	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 978 YEARS	GROUND RENT —	SERVICE CHARGE —



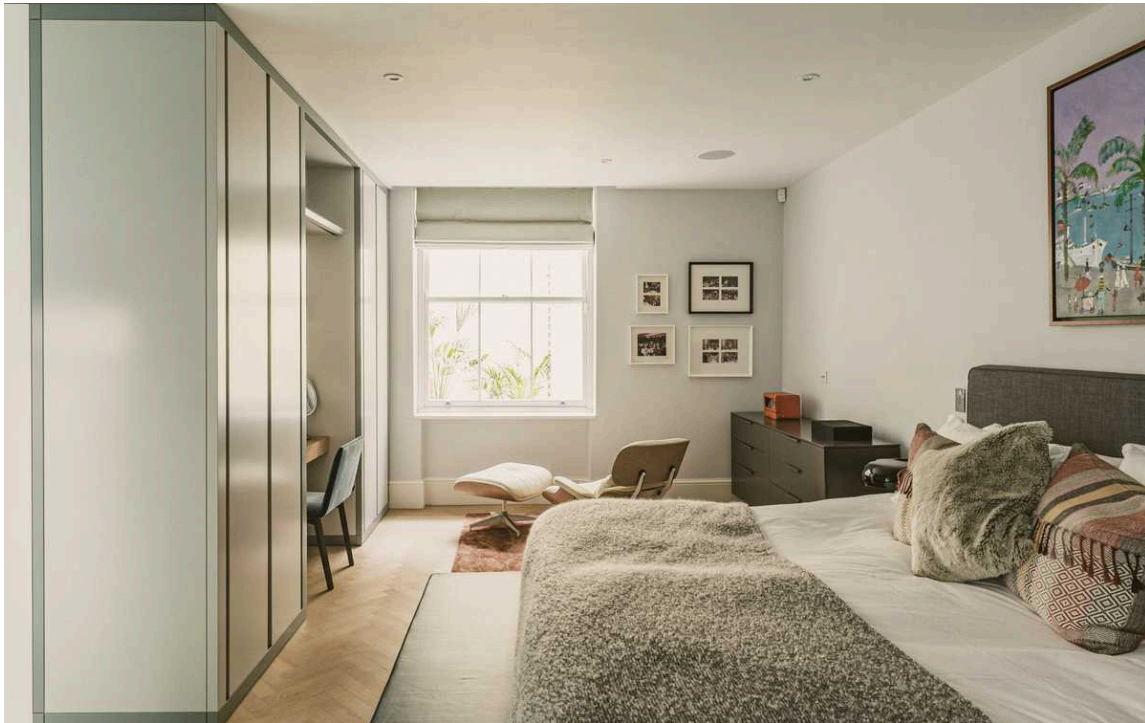
The Property

Duplex flat with patio in a Grade II listed building between Gloucester Road and South Kensington stations

Indoor Spaces

Stepping into the flat on the ground floor, the entrance hall opens onto an exceptionally generous double reception room. The front room features a seating area with a broad bay window, which flows through to the dining room. Both these spaces have high ceilings with ornate cornices, elegant mouldings, and panelled wainscoting. This floor also contains a kitchen with fitted units and a central island.





The Bedrooms

The lower ground floor features four bedrooms and an informal television room. The principal bedroom has an ensuite bathroom with a bath and a walk-in wardrobe. The second bedroom is also ensuite, with French doors leading out onto a patio. The other two bedrooms are also ensuite, and all the bedrooms have inbuilt wardrobe space.



The Design

The flat is presented in good condition with sophisticated contemporary interiors. Air conditioning and radiant underfloor heating add to the overall comfort.

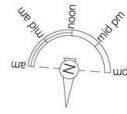


The Neighbourhood

The property includes a rear patio with wooden decking and enough space for outdoor seating.

Queen's Gate Place is a beautiful residential street in South Kensington. Terraced townhouses 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 South Kensington station is also close. Furthermore, the open spaces of Kensington Gardens and Hyde Park are also within easy reach, along with the neighbourhood's world-class cultural institutions.



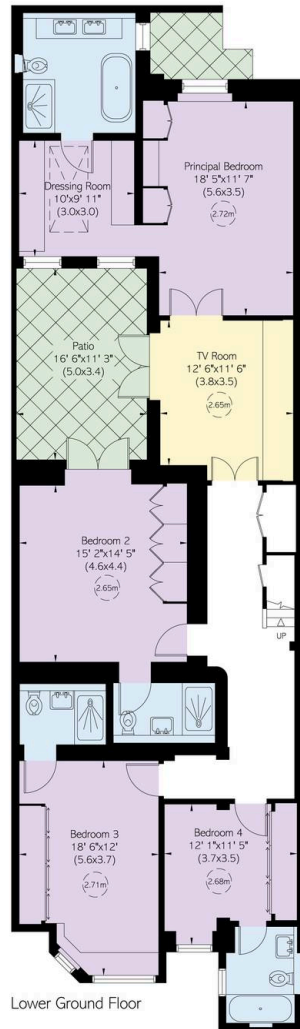
Queen's Gate Place, SW7

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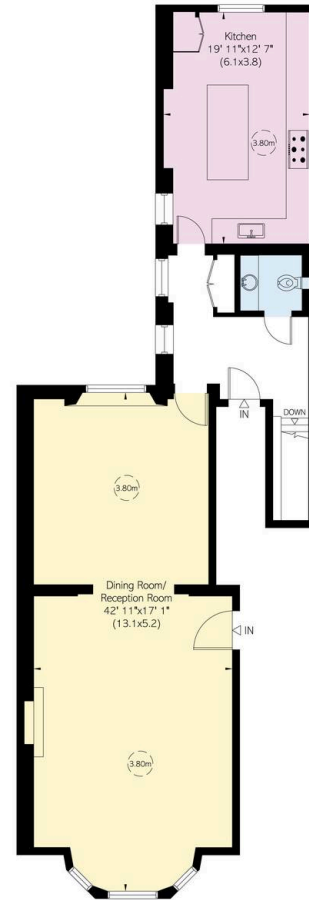
Approximate Internal Area
2,724 sq ft / 253 sq m

Outside Area
228 sq ft / 21 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.



Lower Ground Floor



Ground Floor

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