



## **RUSSELL SIMPSON**

An impressive duplex flat, on the second and third floor of an attractive building, on Queen's Gate Gardens

QUEEN'S GATE GARDENS  
SOUTH KENSINGTON SW7

Queen's Gate Gardens

£2,308 <sub>P/W</sub>

BEDROOMS 2	INTERNAL  1,042 <sub>SQ FT</sub>  96 <sub>SQM</sub>	OUTDOOR  91 <sub>SQ FT</sub>	FURNISHED STATUS  Furnished
BATHROOMS 2		EPC  C	COUNCIL TAX  G



## 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.







## Indoor Spaces

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

**RUSSELL  
SIMPSON**

**Approximate area**  
1042 sq ft / 106.1 sq m

**Including limited use area**  
(6.7 sq m / 72 sq ft)

**Approximate external area**  
92 sq ft / 8.6 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.



**RUSSELL  
SIMPSON**

---

## Contact Us

+44 (0) 20 7225 0277

151A Sydney Street  
London  
SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021