**Queen's Gate Gardens, SW7**
Approximate gross internal area
181.53 sq m / 1954 sq ft
(Including Vaults)
Vaults
13.56 sq m / 146 sq ft

Key :
CH - Ceiling Height

N

GARDEN
4.63 x 4.58M
15'2" x 15'0"

KITCHEN
4.50 x 2.62M
14'9" x 8'7"

RECEPTION
ROOM
7.12 x 6.99M
23'4" x 22'11"

STUDY
3.81 x 2.78M
12'6" x 9'1"

COURTYARD
3.20 x 3.16M
10'6" x 10'4"

CH
2.80m

BEDROOM
3.95 x 3.17M
13'0" x 10'5"

BEDROOM
4.61 x 3.73M
15'1" x 12'3"

CH
2.80m

BEDROOM
4.28 x 2.21M
14'1" x 7'3"

COURTYARD
5.21 x 3.21M
17'1" x 10'6"

VAULT   VAULT   VAULT

Raised
Ground
Floor
Entrance

**Lower Ground Floor**

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

## Queen's Gate Gardens, South Kensington, SW7 5LZ

## TO RENT £8,450



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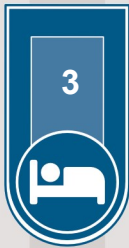
for rent

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● Estate Agents ● Valuers ● Development Consultants ● Property Consultants ● Private Office ● Asset & Capital Management
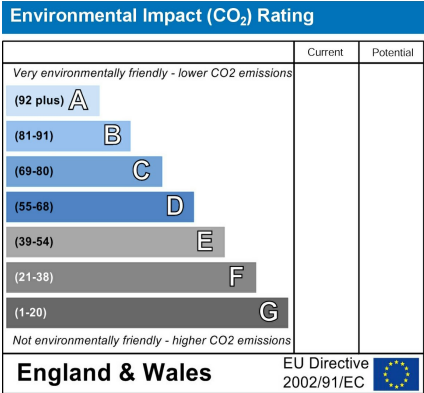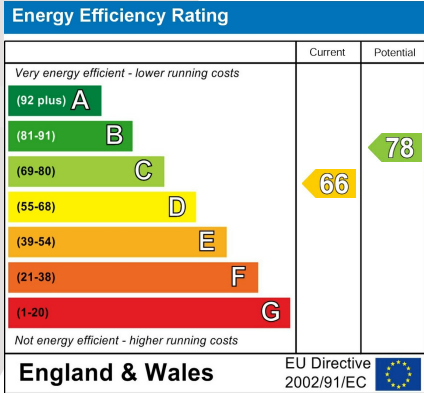
## THE LOCATION

Queen's Gate Gardens is conveniently located close to Hyde Park and Old Brompton Road and is also close to both Gloucester Road and Kensington High Street and the variety of shops, cafes and restaurants.

**3** 🛏️

**1** 🛋️

**3** 🛁

## THE PROPERTY

A beautifully presented three bedroom three bathroom apartment with two private patios conveniently located close to the shops and restaurants of Gloucester Road.

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC

**Environmental Impact (CO₂) Rating**

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |

**England & Wales** — EU Directive 2002/91/EC