



Queen's Gate Terrace, South Kensington, SW7 5PR

Guide Price £2,950,000 Share of Freehold

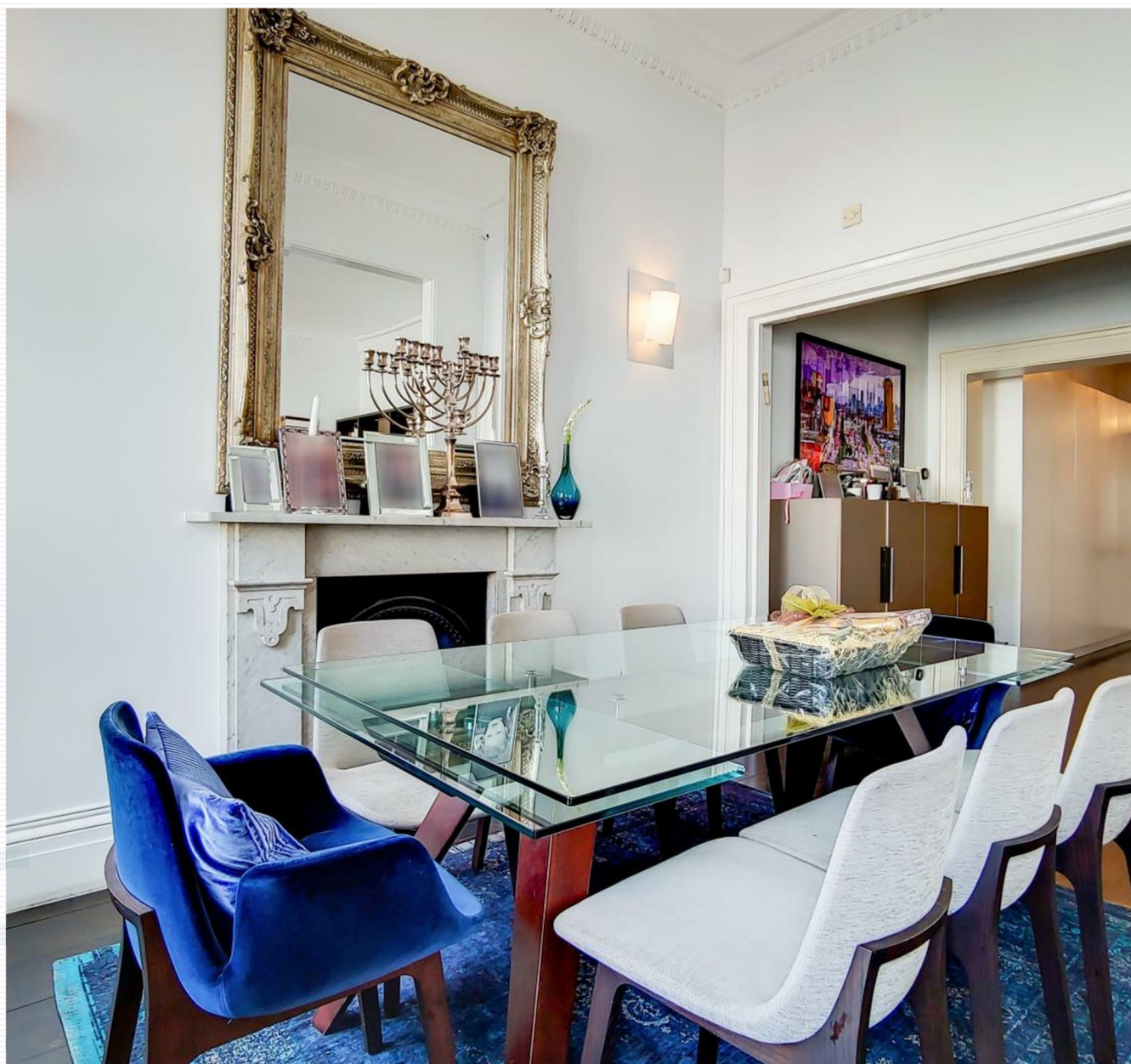
## Introducing Queen's Gate Terrace...

A superbly presented three-bedroom lateral flat situated on the second floor (with lift) in one of the finest portered buildings in South Kensington. The light and spacious reception room opens onto a dining area and the kitchen breakfast room is fitted with a good range of appliances. The main bedroom has an excellent range of fitted wardrobes and a large en-suite bathroom with a separate shower cubicle. The flat further benefits from wood flooring, high ceilings and excellent storage.



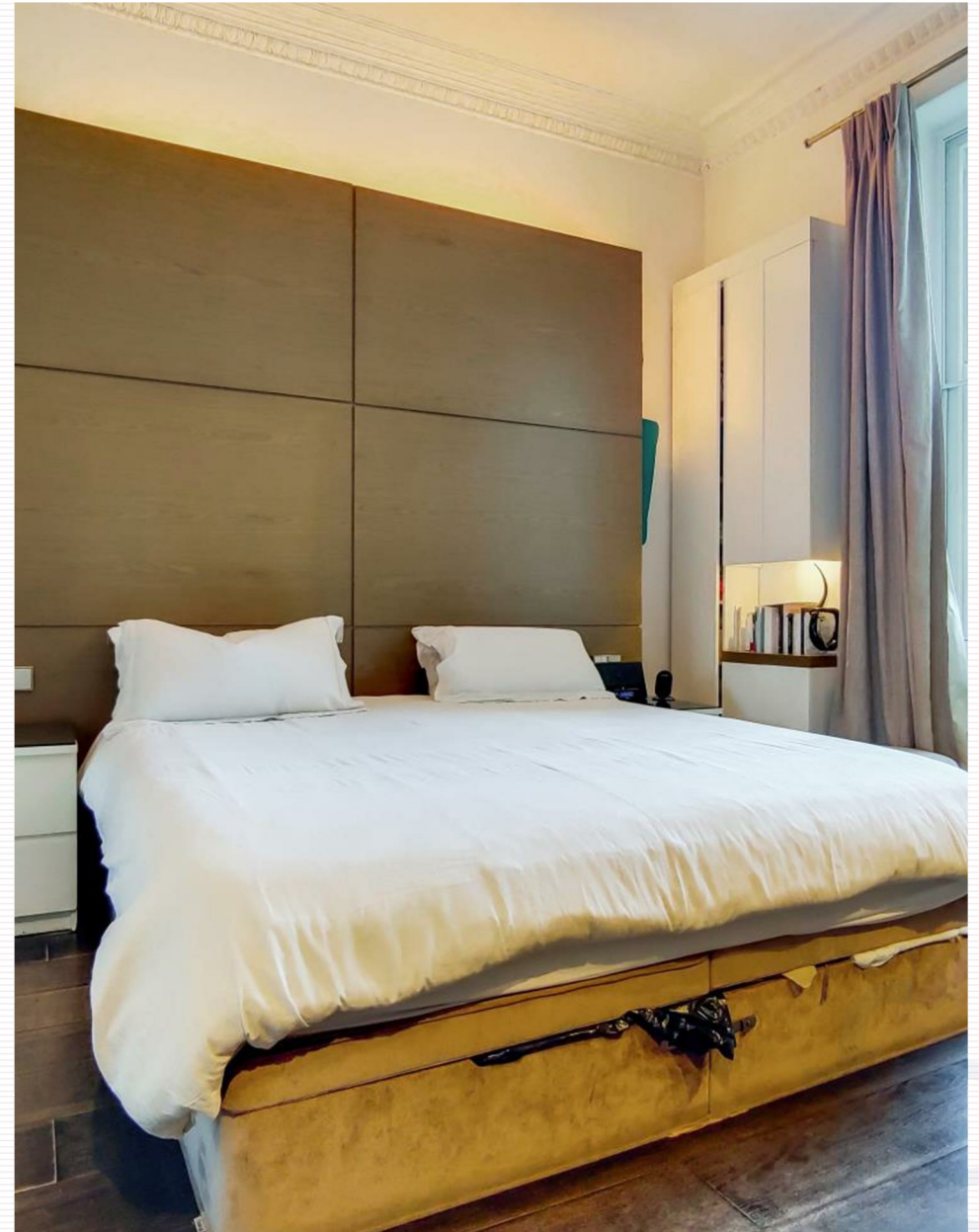
## Welcome to South Kensington...

Queen's Gate Terrace is an impressive wide street of stucco fronted period conversions, within a few minutes walk of Kensington Gardens/Hyde Park and Gloucester Road Underground Station (Piccadilly, District & Circle lines). Gloucester Road has an excellent of cafes, restaurants, and shops. The excellent amenities of Kensington High Street are within a short walk.



- **3 Bedroom Apartment**
- **2 Bathroom (one en suite)**
- **Dining / Reception Room**
- **Kitchen / Breakfast Room**
- **Portered Building**
- **Lift**
- **Council Tax: H**
- **EPC: C**

## Queen's Gate Terrace

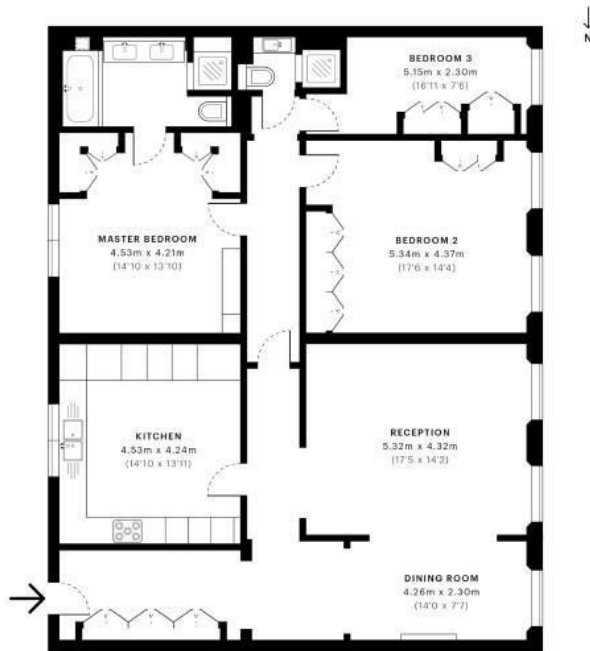




**Delves House, SW7**

CAPTURE DATE: 12/03/2020  
 LAUNCH NUMBER: 91,927,485

GROSS INTERNAL AREA  
 154.6 Sqm / 1663.7 Sqft



**NET INTERNAL AREA FROM THE OUTLINE OF THE PROPERTY**  
 154.6 Sqm / 1663.7 Sqft

**NET INTERNAL AREA FROM THE OUTLINE OF THE PROPERTY INCLUDING WALLS AND EXTERNAL STAIRS**  
 140.0 Sqm / 1507.9 Sqft

**EXTERNAL STRUCTURAL FEATURES**  
 Balconies, terraces, canopies etc.  
 0.0 Sqm / 0.0 Sqft

**UNPROTECTED HEAD HEIGHT**  
 Limited one area only 1.8m  
 0.1 Sqm / 1.1 Sqft

Spec: These plans are prepared in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms lengths and widths are the measure points of measurements captured on the scan.

RICS

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



Estate Agents  
 Valuers  
 Private office  
 Development Consultants  
 Property Consultants  
 Asset & Capital Management

Fuller Gilbert & Company Est. 2001



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 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	84		
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	