



RUSSELL SIMPSON

Spectacular four-bedroom
flat with exceptionally
elegant interiors on a
prestigious garden square

QUEEN'S GATE GARDENS
SOUTH KENSINGTON SW7

Queen's Gate Gardens South Kensington SW7

£4,950,000

BEDROOMS 4	INTERNAL 3,271 SQ FT 304 SQ M	SERVICE CHARGE £14,596 pa	COUNCIL RBKC
RECEPTION ROOMS 3		GROUND RENT £225 pa	COUNCIL TAX Band H
BATHROOMS 2	EPC D	TENURE Leasehold	LENGTH OF LEASE 954 years



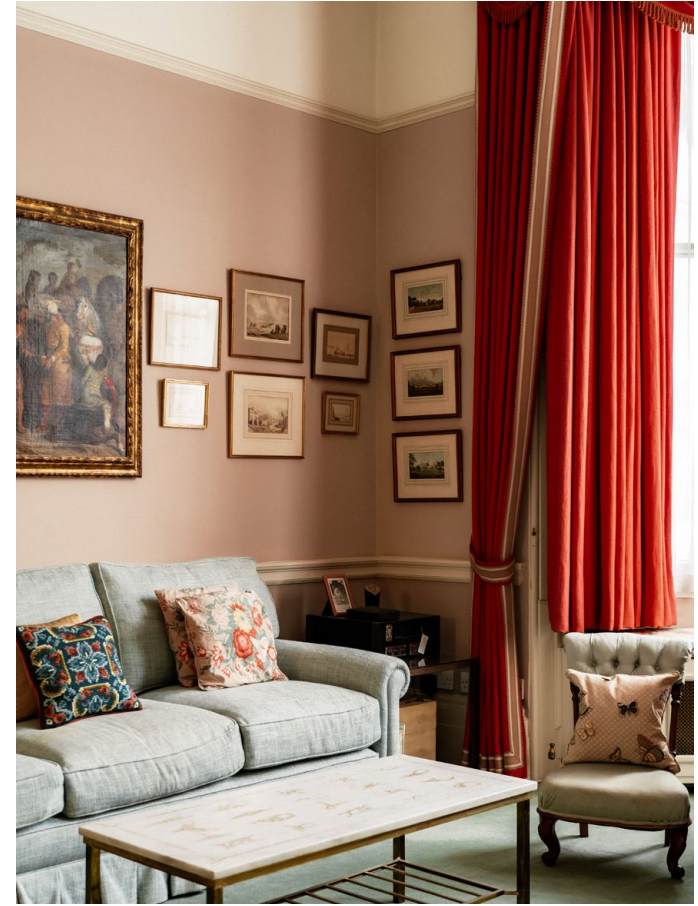


The Property

Exceptionally large lateral flat in an impressive building close to South Kensington underground station

Positioned on the raised ground floor, you enter into the flat through its own front door, and step into an entrance foyer leading through to a central hallway, with an attractive tiled floor. This hallway offers access to a pair of impressive reception rooms, linked by double doors. Both rooms have wide bay windows overlooking the square, as well as high ceilings with ornate plasters mouldings.

The flat has grand and elegant interiors throughout. Panelled and papered walls, ornate cornices and moulded ceilings combine to create beautiful rooms in a traditional style that suit the historic setting.







This half of the flat also features a dining room and a kitchen with fitted units, leading through to a spacious utility room.





Indoor Spaces

The other half of the flat offers four bedrooms. The principal bedroom has an ensuite bathroom with a bath, while the other three bedrooms share a bathroom opposite. All of them have inbuilt wardrobe space, while there is further storage space in the corridor.

Russell Simpson

Queen's Gate Gardens





The Neighbourhood

Residents have the right to access the communal garden square opposite the building.

Queen's Gate Gardens were created in the 1860s and the gardens retain their original Victorian layout. The square is lined by grand terrace houses in the Italianate style, many of them dressed in white stucco.

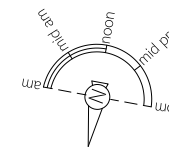
From here, Gloucester Road underground station is a short walk away. In addition, the open spaces of Kensington Gardens and Hyde Park are within easy reach, while the world-class cultural institutions of South Kensington are also nearby.

APPROXIMATE INTERNAL AREA

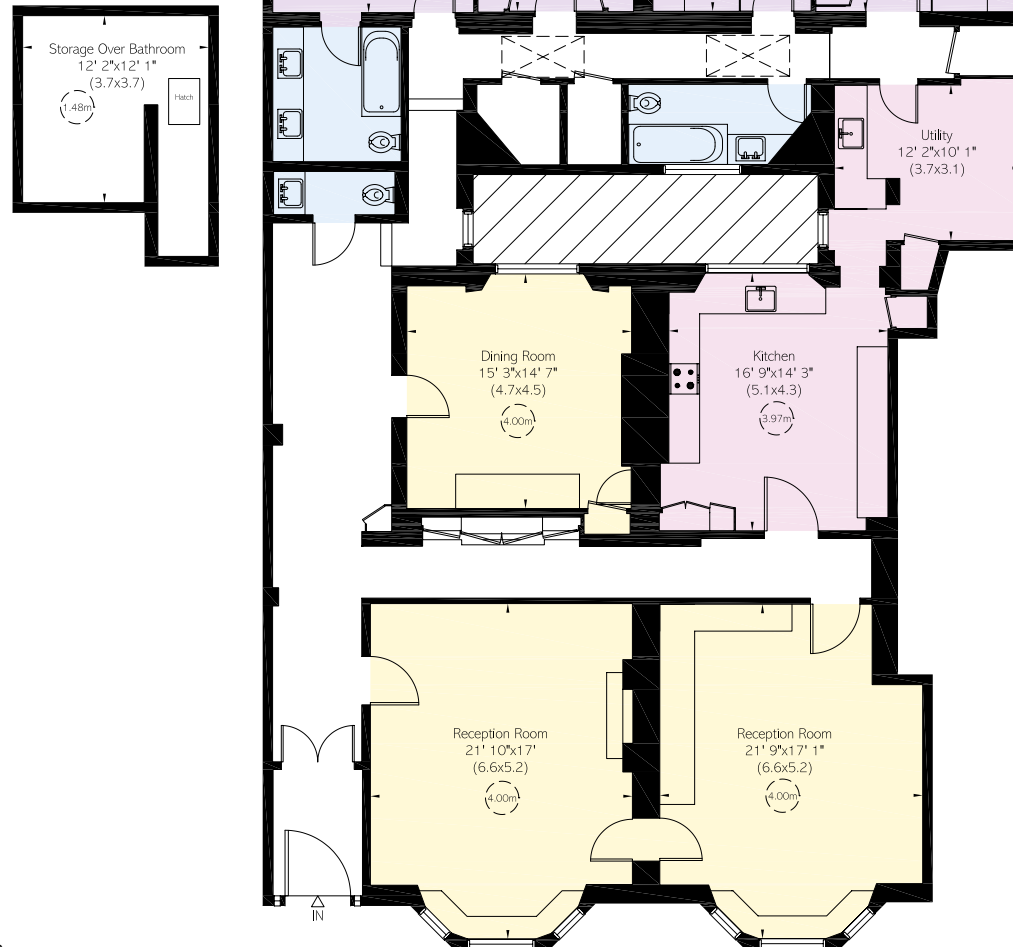
3,271 SQ FT / 304 SQ M

INCLUDING LIMITED USE AREA
AND STORAGE OVER BATHROOM

159 SQ FT / 15 SQ M



Reduced head height below 1.5m



RUSSELL SIMPSON

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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