



QUEEN'S GATE PLACE

SOUTH KENSINGTON SW7



Investment Summary

Unbroken Freehold investment building comprising five apartments in South Kensington.

Queen's Gate Place is a quiet street in the Royal Borough of Kensington and Chelsea.

Prominent double-fronted corner building over lower ground to fifth floors.

Originally constructed in the 1880s, the building was comprehensively redeveloped in 2009, to include a new passenger lift providing direct access to each apartment.

The property is not Listed but is in the Queensgate Conservation Area.

The apartments are currently let on ASTs/Company Lets with a combined rental income of £350,000.

The five apartments provide a total net saleable floor area of c. 7,876 sq ft (c. 731.7 sq m).

Potential to reposition the asset and increase rental income back towards previous levels (£550,000 in 2011).

Offers are invited for the Freehold Asset or for the SPV holding company (BVI registered). The property is not VAT elected.

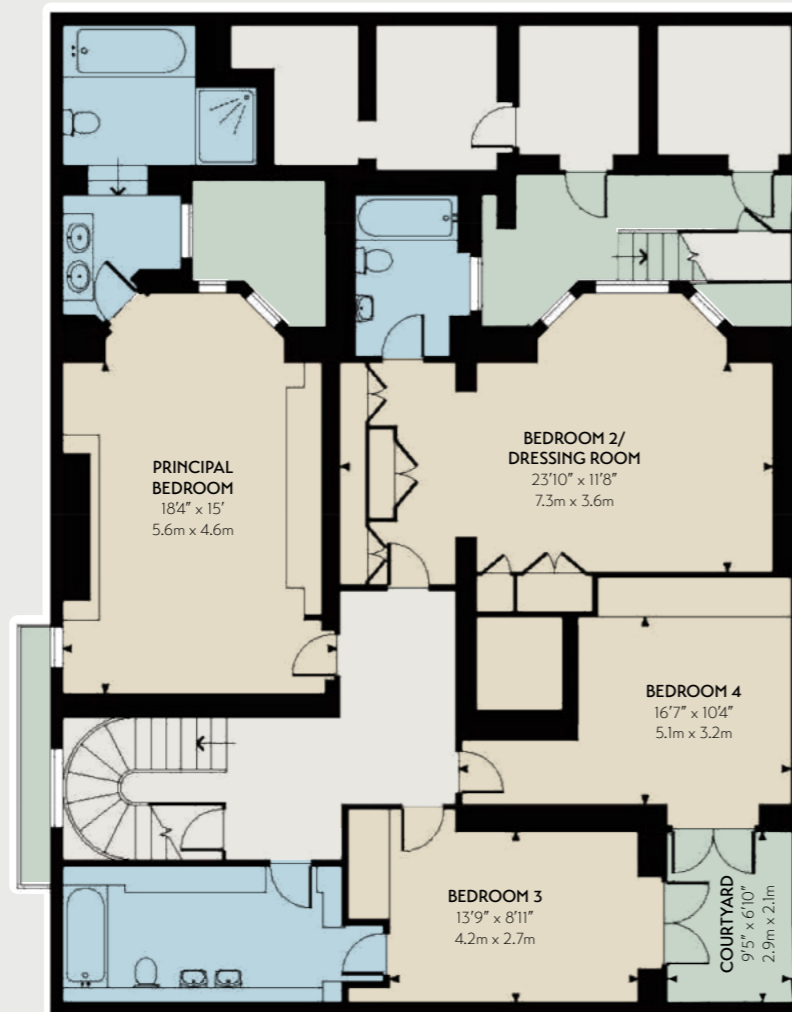
Guide price: Offers in excess of £15,000,000 STC

1 APARTMENT



GROUND FLOOR

This plan was supplied to The Brochure by JLL



LOWER GROUND FLOOR

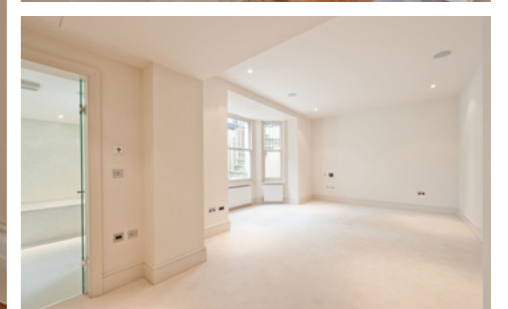
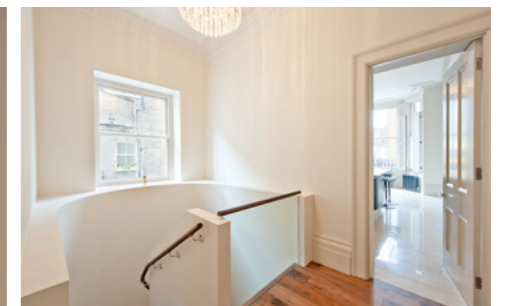


APPROXIMATE GROSS
INTERNAL AREA
2,642 sq ft
245.5 sq m



Apartment 1 comprises four bedrooms over raised ground and lower ground floors, with a private patio to the rear of the property. The reception room on ground floor has an impressive floor to ceiling height of 3.62 metres, with 2.84 metres in the principal bedroom.

- Reception room
- Kitchen / breakfast room
- 4 Bedrooms
- 3 Bathrooms (2 en suite)
- Guest WC
- Private patio



APARTMENT



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
1,321sq ft / 122.70 sq m



A delightful two bedroom apartment on the first floor, benefitting from direct lift access, floor to ceiling height of 3.92 metres and a terrace accessed from the reception room.

- Reception / dining room
- Kitchen
- 2 Bedrooms
- 2 En suite bathrooms
- Guest WC
- Direct lift access
- Private terrace



8 APARTMENT



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
973 sq ft / 90.4 sq m



A bright two bedroom apartment on the second floor, with en suite bathrooms, benefitting from direct lift access.

- Reception / dining room
- Kitchen
- 2 Bedrooms
- 2 En suite bathrooms
- Guest WC
- Direct lift access



21 APARTMENT



APPROXIMATE GROSS INTERNAL AREA
1,057 sq ft / 98.2 sq m

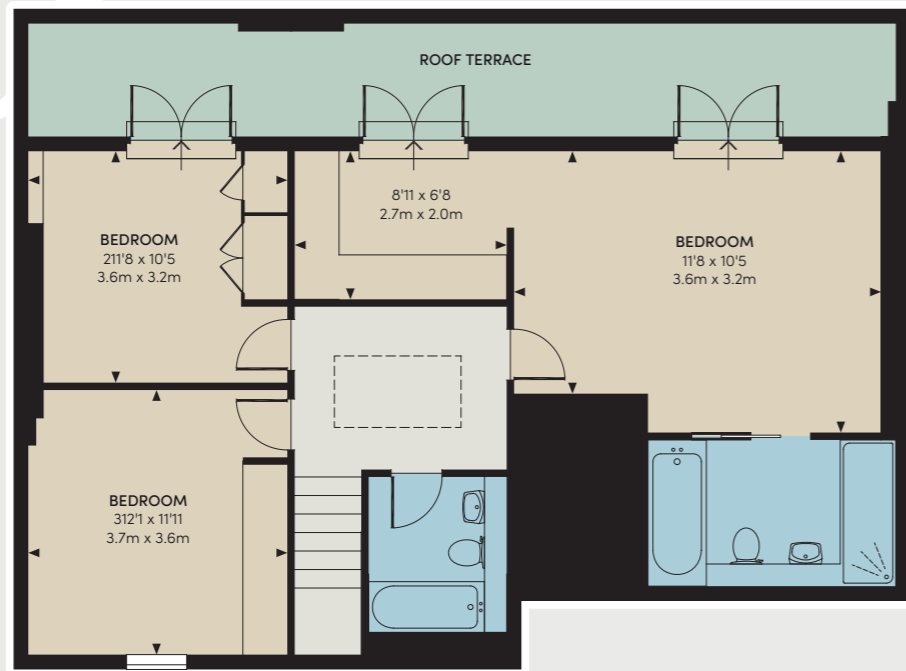


A charming one bedroom apartment on the third floor, with a large en suite bathroom, benefitting from direct lift access.

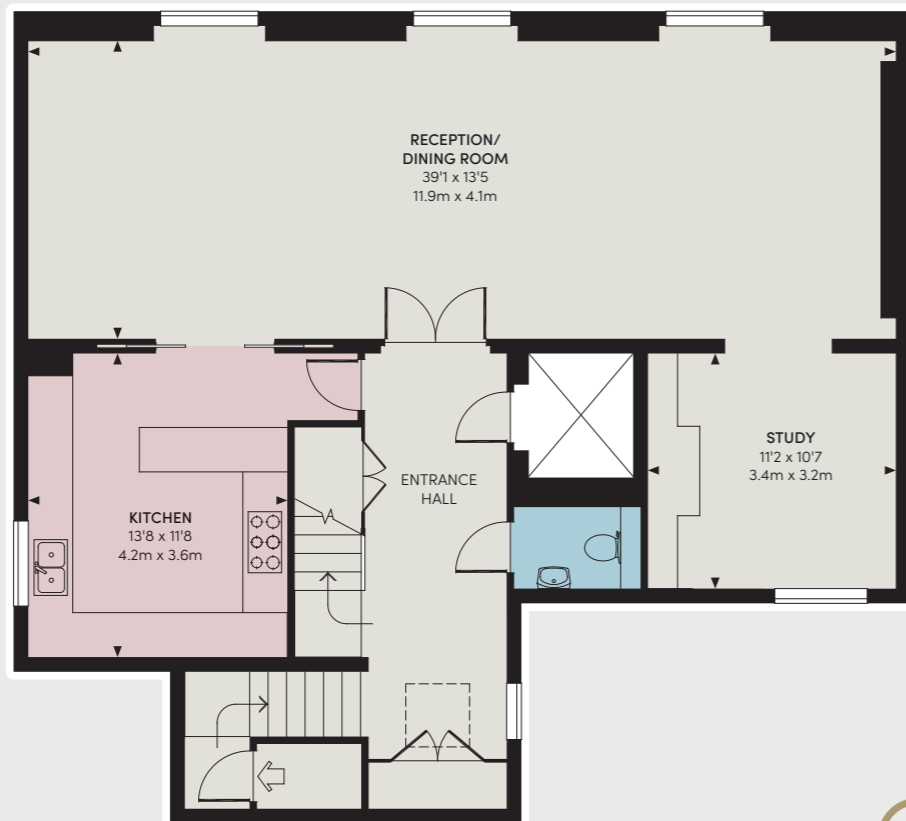
- Reception / dining room
- Kitchen
- Bedroom
- En suite bathroom
- Guest WC
- Direct lift access



APARTMENT



FIFTH FLOOR



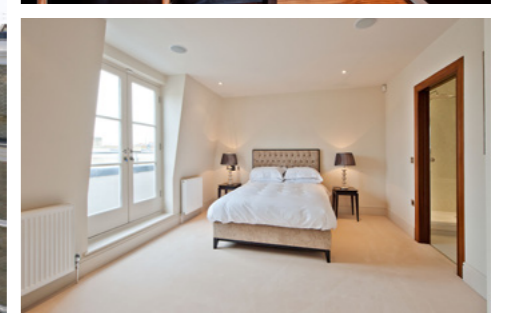
FOURTH FLOOR

APPROXIMATE GROSS
INTERNAL AREA
1,883 sq ft
174.94 sq m



An impressive three bedroom penthouse on the fourth and fifth floors, benefitting from direct lift access and a private roof terrace.

- Reception / dining room
- Study
- Kitchen
- 3 Bedrooms
- 2 Bathrooms (1 en suite)
- Guest WC
- Direct lift access
- Private terrace



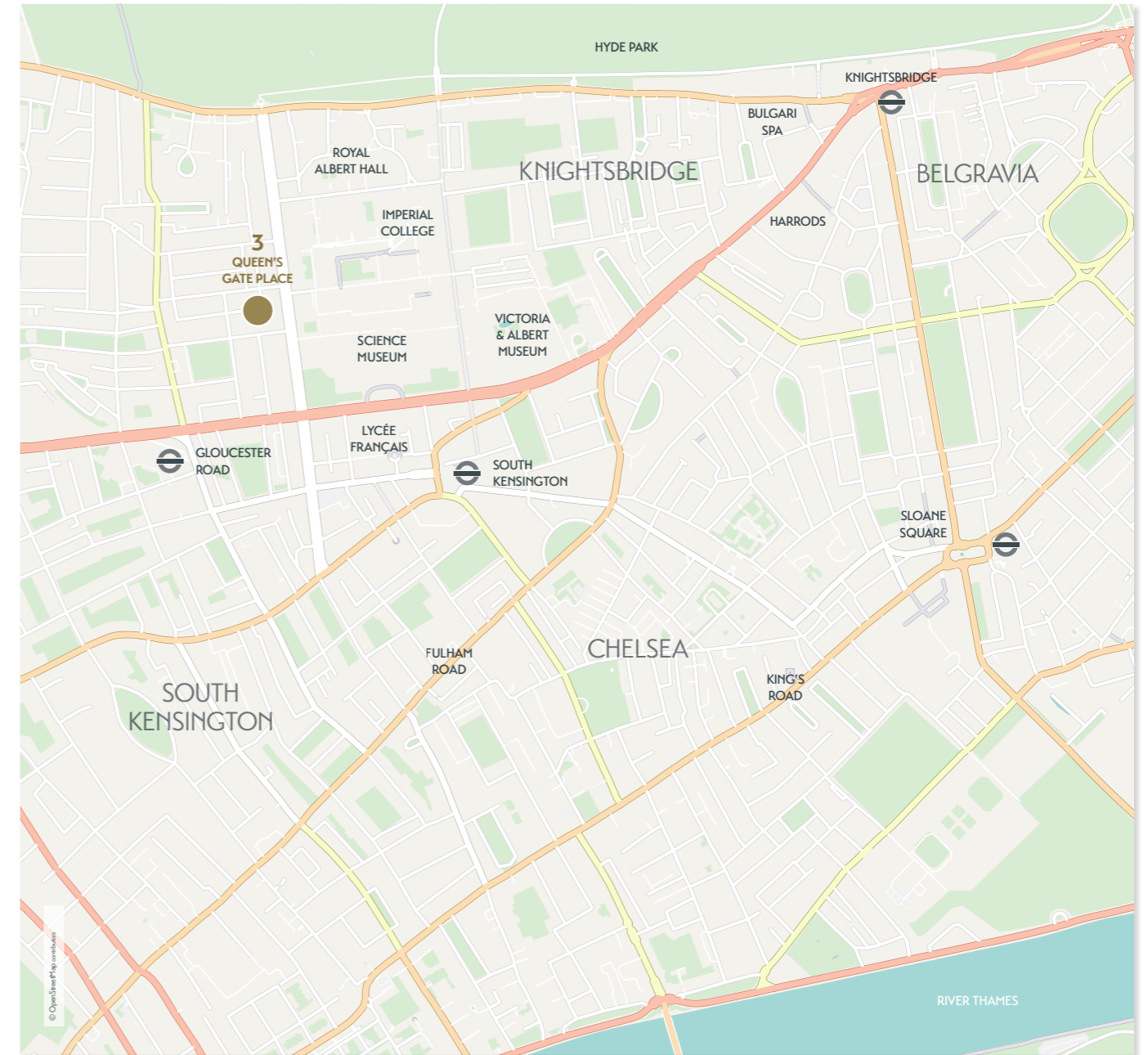


Location

3 Queen's Gate Place is located in the heart of South Kensington, approximately 150 metres from Imperial College and near the Lycée Français.

Hyde Park and Kensington Gardens are within 0.5 miles (0.8km) of the property, with Knightsbridge a short walk away.

South Kensington and Gloucester Road tube stations are a 5 minute walk away.



Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. This floorplan is for guidance only and not for valuation purposes. 23/03/22 JLL-220221-08GG



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