



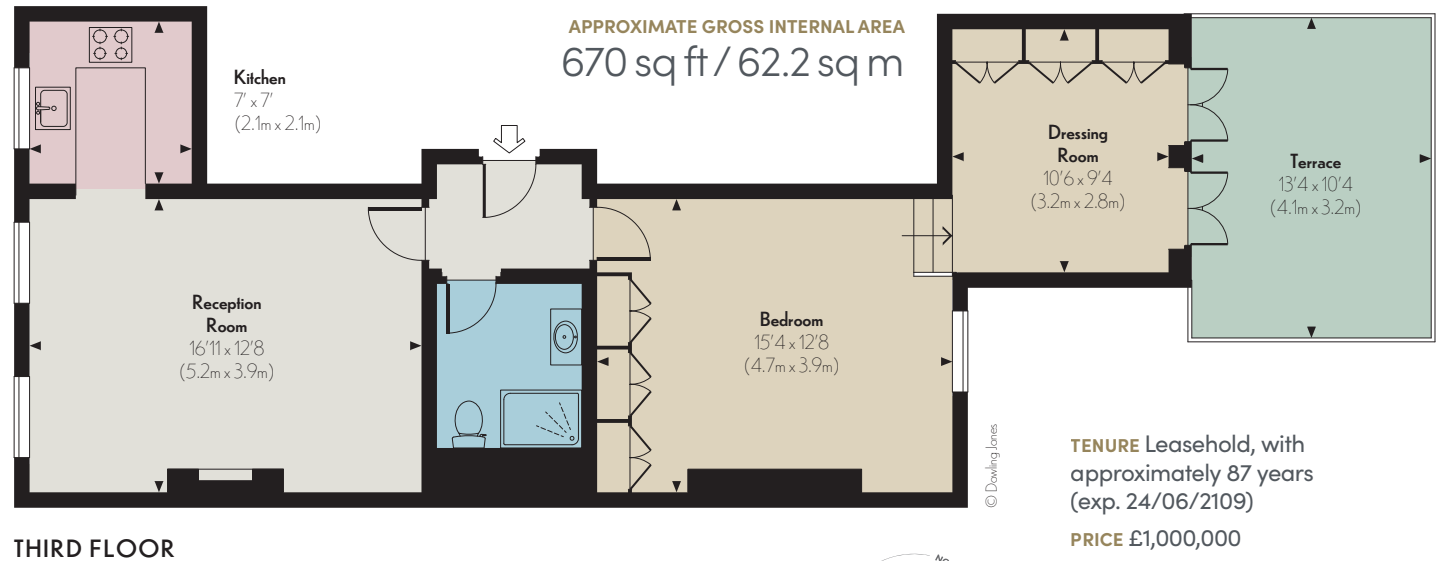
QUEEN'S GATE SW7



## A charming third floor apartment (no lift) in this period building in the heart of South Kensington.

The property comprises one double bedroom with dressing room/study, one shower room, reception room and a fully fitted kitchen. The flat is presented in excellent order and further benefits from wooden flooring and a private terrace. The building is close to Imperial College and it is conveniently located for the shopping, entertainment and transport facilities of South Kensington.

- Bedroom
- Kitchen
- Dressing room / study
- Terrace
- Shower room
- EPC: C
- Reception room



**TENURE** Leasehold, with approximately 87 years (exp. 24/06/2109)

**PRICE** £1,000,000

**SERVICE CHARGE** Approximately £5,869 plus £1,000 contribution towards the Reserve Fund

**GROUND RENT** £200 (Reviewable)

**LOCAL AUTHORITY** The Royal Borough of Kensington & Chelsea

THE BROCHURE  
ALEX WINSHIP

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. 07/08/24 JLL-220427C-08MS

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.

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