

FOR
SALE



83-85 Flat 3, Queen's Gate, South Kensington, London SW7 5JX

£1,650,000 - Leasehold

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PROPERTY DESCRIPTION

An attractive refurbished 2 bedroom flat on the raised ground floor of a distinctive white stucco finish period building offering wonderful high ceilings and period features including ornate cornices and feature fireplaces, mixed with contemporary colours and styles.

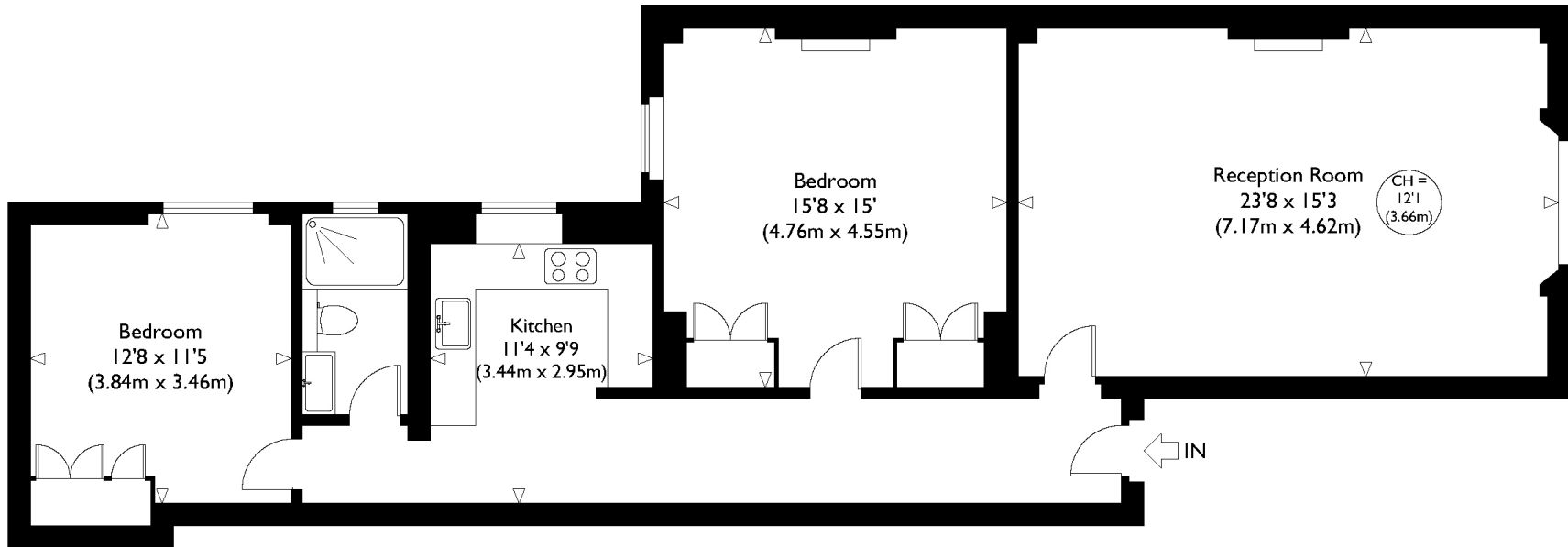
Queens Gate is a popular location offering easy access to High Street Kensington and Hyde Park to the north with all the shops restaurants and cafes of Gloucester Road and South Kensington to the south. The nearest tube station is Gloucester Road and there is easy access to Heathrow and the west by road from the A4. EPC - C, Council Tax (Kensington and Chelsea)- Band G, Service Charge £1,438.20 quarterly in advance. Ground rent £1. Reserve fund £66.76 quarterly in advance. Lease 999 years from 30 June 2008.

ACCOMMODATION

- Reception / Dining Room
- Kitchen
- Double bedroom with good storage
- Second double bedroom
- Shower room



Queens Gate



Ground Floor

Approximate Gross Internal Floor Area : 1033 sq ft / 96.0 sq m
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		74	82
England, Scotland & Wales		EU Directive 2002/91/EC	