

THE PENTHOUSE
QUEENS GATE
LONDON SW7



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Having under gone a scheme of significant alteration and refurbishment, this is an exquisite 3 bedroom penthouse apartment with spectacular roof terrace, occupying the upper floors of a most handsome period building in the heart of South Kensington.

Of particular note is a stunning open plan "loft style" reception room with bar area, kitchen and dining room which provides an incoming purchaser with vaulted ceilings and excellent views. Finished to an extremely high standard and with wooden floors, the room has 6 windows, is flooded with natural light and offers excellent entertaining space. On top is a large and most private roof terrace with commanding views over South West London, accessed via a retractable roof. There is a very good master bedroom suite with bathroom and dressing room. The apartment has a large second bedroom also with ensuite bathroom and there is a third double bedroom which is supported by a family shower room which doubles as a guest cloakroom. The apartment has air conditioning.

Queens Gate is a highly desirable address just meters from the green spaces of Hyde Park. Within the immediate vicinity are many world class amenities such as the Royal Albert Hall, Imperial College, The Natural History Museum to mention a few. South Kensington underground station (Circle, District and Piccadilly lines) is 0.6 miles away.

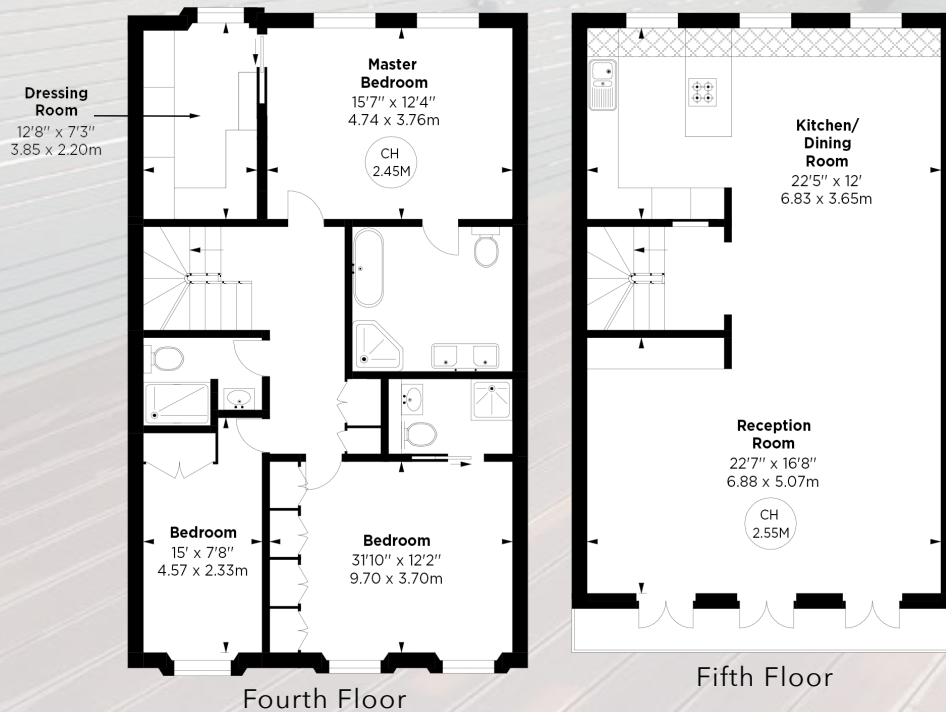
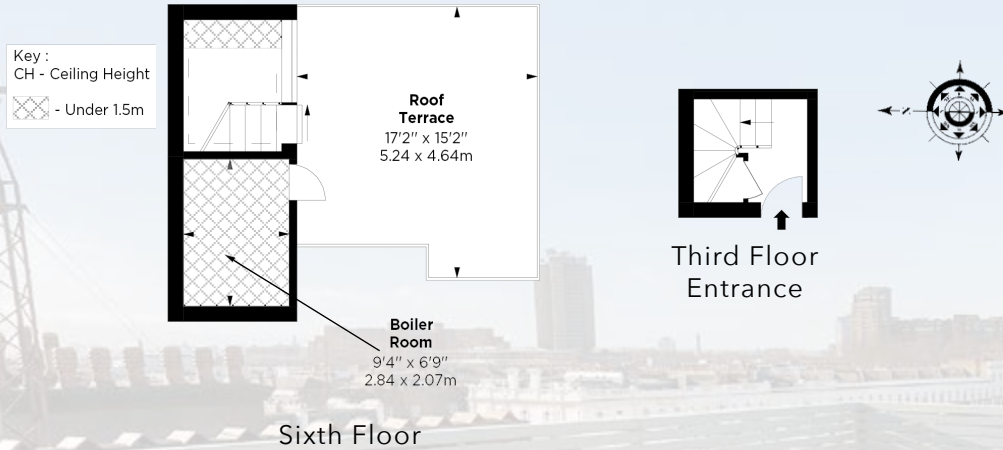
Accommodation

Drawing Room, Dining Room, Kitchen, Bar Area, Master Bedroom with en-suite Bathroom and Dressing Room, Second Bedroom with en-suite bathroom, 3rd Bedroom, Family Shower Room/Guest Cloakroom, Roof Terrace, Air Conditioning. EPC D



Gross Internal Area (approx.)
Excluding Roof Terrace Boiler Room
1,850 sq ft (171.87 sq m)

Roof Terrace Boiler Room
63 sq ft (5.85 sq m)



Terms

Asking Price: £2,495,000
Tenure: Share of Freehold
Local Authority: The Royal Borough of Kensington & Chelsea
Service Charge: £4,171.74 per annum
Ground rent: Peppercorn

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.



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