



QUEENS GATE GARDENS SOUTH KENSINGTON SW7

HAVING BEEN SUBJECT TO A METICULOUS SCHEME OF REFURBISHMENT BY RIGBY AND RIGBY, THIS IS A SUPERB 2 OR 3 BEDROOM APARTMENT, EXTENDING TO 1,135 SQ FT, ON THE 4TH FLOOR (WITH LIFT) OF A WELL MAINTAINED PERIOD BUILDING.





To the front is a wonderfully bright drawing room with westerly views over the greenery of Queens Gate Gardens. Adjacent is an excellent study which also doubles as a 3rd bedroom. Moving through the apartment, there is a very well appointed kitchen, guest cloakroom, utility cupboard and two excellent bedroom suites. There is patterned wood flooring in the reception areas and the bedrooms are carpeted. The flat benefits from access to the well-maintained communal gardens.

Queens Gate Gardens is in the heart of South Kensington, very close to Gloucester Road underground station and the vast array of amenities that the area has to offer.

GROSS INTERNAL AREA (APPROX)
1,135 SQ FT / 105.44 SQ M



FOURTH FLOOR



Tenure: Share of Freehold

Service Charge: £7,375 per annum

Local Authority: The Royal Borough of
Kensington and Chelsea

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

MASKELLS 

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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.