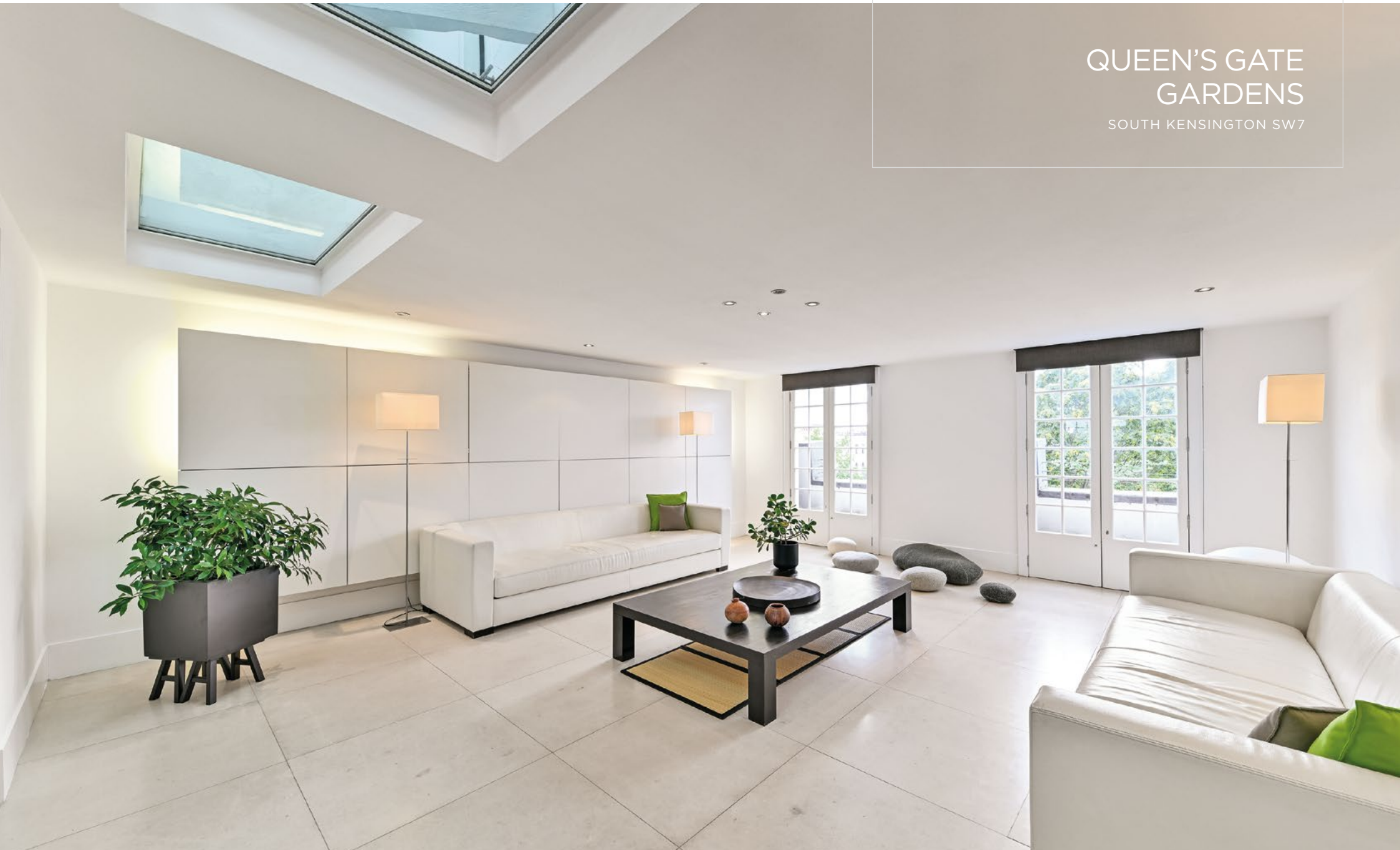


QUEEN'S GATE GARDENS

SOUTH KENSINGTON SW7





An elegant and spacious five-bedroom penthouse on Queen's Gate Gardens with outdoor living spaces and exceptional views





This beautiful penthouse on Queen's Gate Gardens offers direct lift access to the front door. The grand living and dining room features marble flooring throughout and is illuminated by a large skylight, creating a bright, modern interior. A terrace connects seamlessly with both the dining room and hallway, allowing for easy indoor-outdoor living. The same floor also hosts a generous kitchen.

Two well-proportioned double bedrooms are positioned side by side, both benefiting from large windows and built-in storage. The principal bedroom includes a spacious en suite bathroom with a bathtub. A separate guest bathroom is conveniently located near the entrance.



Upstairs, there is a beautiful double bedroom with an en suite and adjacent utility room. A staircase from the corridor leads to a wooden duplex roof terrace offering views of South Kensington's world-renowned landmarks, including the Natural History Museum.

The lower ground floor features a private double bedroom along with a separate utility room, offering flexibility and privacy for guests or staff.



KEY FEATURES

- Five bedrooms
- Reception room
- Dining room
- Four bathrooms
- Terrace
- Roof terrace
- Penthouse

TERMS

Tenure: Leasehold; 954 years remaining (999 years from 25 March 1988)

Ground Rent: Peppercorn

Service Charge: £9,188 per annum plus a reserve fund contribution of £1,950 per annum

Local Authority: The Royal Borough of Kensington and Chelsea

Council Tax: Band H

Parking: Residents' permit

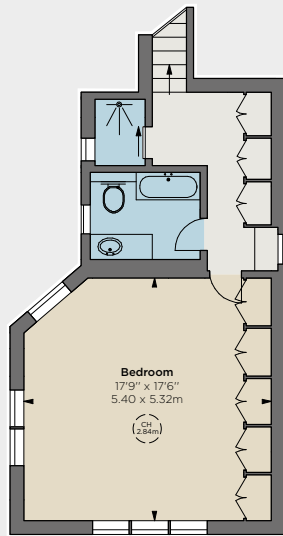
Broadband: Installed at the property

EPC: Rating D

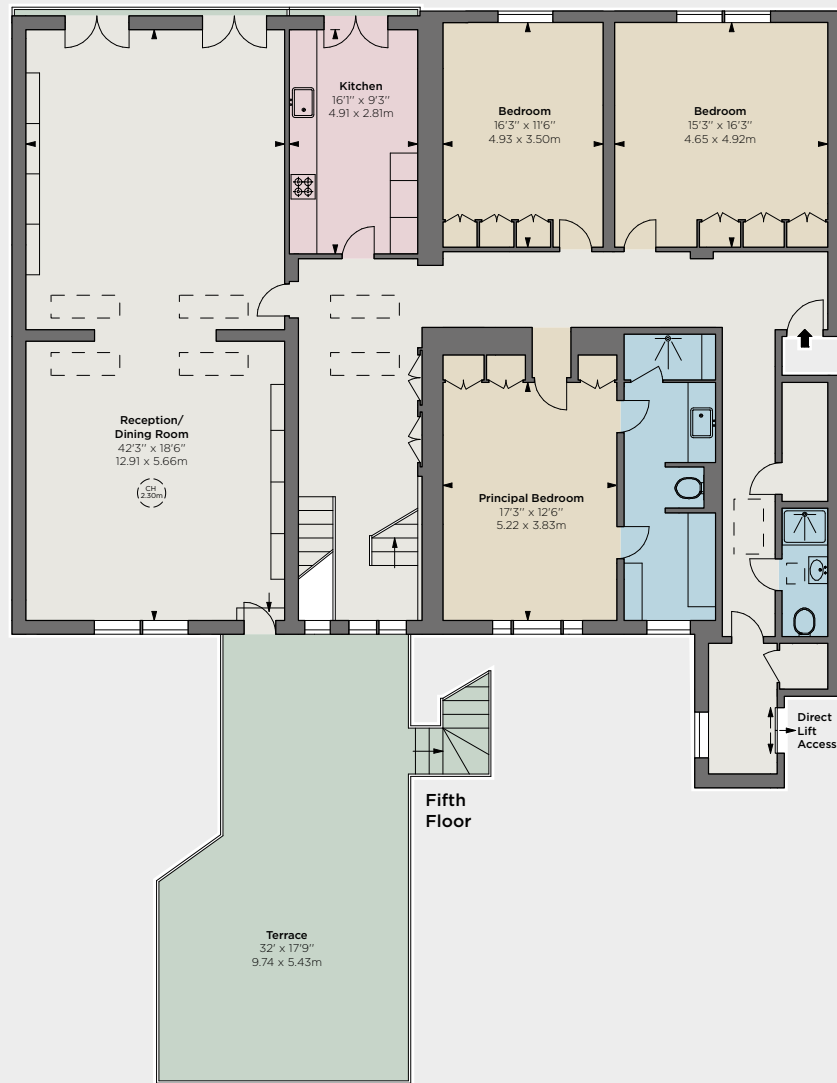
Guide Price: £5,000,000

Queen's Gate Gardens is a prestigious garden square in the heart of South Kensington. It offers excellent transport links, with both Gloucester Road and South Kensington stations nearby. The property is within striking distance of the iconic Natural History Museum, the Victoria & Albert Museum, and the green open spaces of Hyde Park.

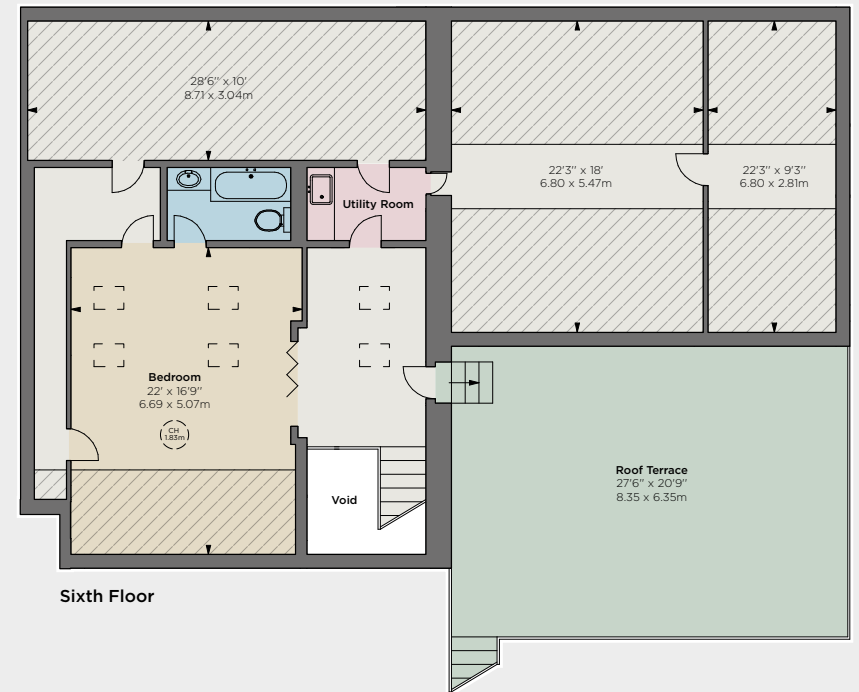




Fourth Floor



Fifth Floor



Sixth Floor

**APPROXIMATE GROSS
INTERNAL AREA**
3,720 sq ft / 345.69 sq m
excluding under 1.5m area

UNDER 1.5M AREA
892 sq ft / 82.96 sq m

**TOTAL APPROXIMATE
GROSS INTERNAL AREA**
4,613 sq ft / 428.65 sq m

Hatched Area: Under 1.5m
CH: Ceiling height

Floorplan for guidance only,
not to scale or for 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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South Kensington

90 Old Brompton Road, London SW7 3LQ

+44 (0)20 7581 7000

southken@struttandparker.com
struttandparker.com

THE
BROCHURE



@struttandparker

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