

# Spacious two-bedroom apartment overlooking the prestigious Queen's Gate Gardens.

A large and well apportioned apartment situated on the second floor (with lift) benefiting from garden views, exceptional ceiling height, and large luminous windows throughout.



1 RECEPTION ROOM



**2 BEDROOMS** 



**2 BATHROOMS** 



**LEASEHOLD** 



1,091 SQ FT



**GUIDE PRICE £1,650,000** 



The reception room is spacious with a high ceiling including a dining area. Large windows that lead onto the terrace looking onto the Queen's Gate Garden Square. Located on the opposite side of the entrance hall is a fitted kitchen. The first bedroom is quaint with a large sash window that warms the room with light. This room includes an en suite bathroom. The principal bedroom also benefits from built in wardrobes and large windows. The en-suited bathroom includes a shower and a bathtub.

### Location

Queens Gate Gardens is an impressive garden square of Stucco fronted period conversions around the superb communal gardens. Gloucester Road underground station (Piccadilly, District & Circle lines) is moments away, as are the open spaces of Kensington Gardens and Hyde Park



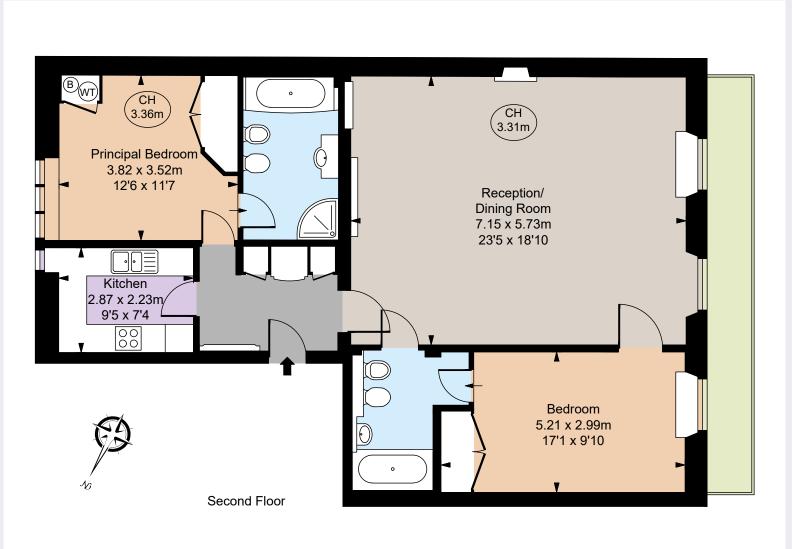












## Floorplans

**Gross internal area** 1,091 sq ft (101.39 sq m) For identification purposes only.

### General

**Tenure:** Leasehold approximately 43 years

Local Authority: The Royal Borough of Kensington and

Chelsea

Service Charge: £7,020 per annum

**Ground Rent:** £75 per annum

Council Tax: Band G

EPC Rating: D

Parking: Parking permit - The Royal Borough of

Kensington and Chelsea

**Broadband:** Installed

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