

# QUEEN'S GATE TERRACE

SOUTH KENSINGTON  
SW7





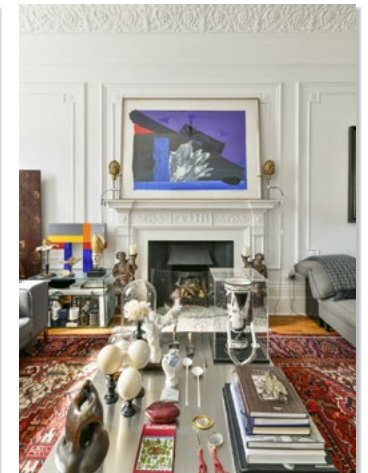
## A sensational first-floor flat spread over nearly 1,000 sq ft with a balcony and roof terrace



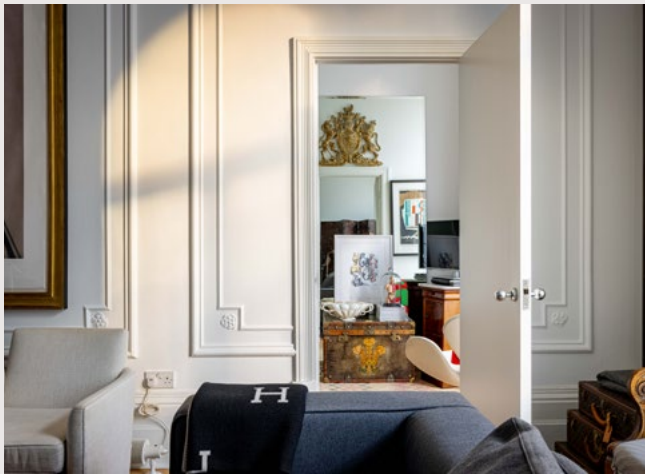
A truly unique and must-see first-floor flat in one of South Kensington's most sought-after terraces.

This magnificent flat comprises a double drawing room, complete with stunning 3.75m ceiling height, the original cornicing, two restored fireplaces and a well-appointed kitchen with ample space for both dining and entertaining.

- Bedroom
- Reception room
- Bathroom
- First floor
- Roof terrace
- Balcony
- Parking







The bedroom, with its floor-to-ceiling French doors, open directly onto the south-facing balcony in contrast to the distinct, beautifully appointed bathroom with doors leading onto the very rare and wonderfully private, large and well-used, roof terrace with views over Queen's Gate Mews.

The flat further benefits from a dressing room, wooden floors throughout and a share of the freehold.

### LOCATION

Situated on the favoured north terrace facing directly south, the flat is well-placed for all the bars, restaurants and shops of Kensington and South Kensington. The open spaces of Hyde Park and Kensington Palace Gardens are also very close by.

### TERMS

**Guide Price:** £1,875,000

**Tenure:** Leasehold expiring 2974 with share of freehold

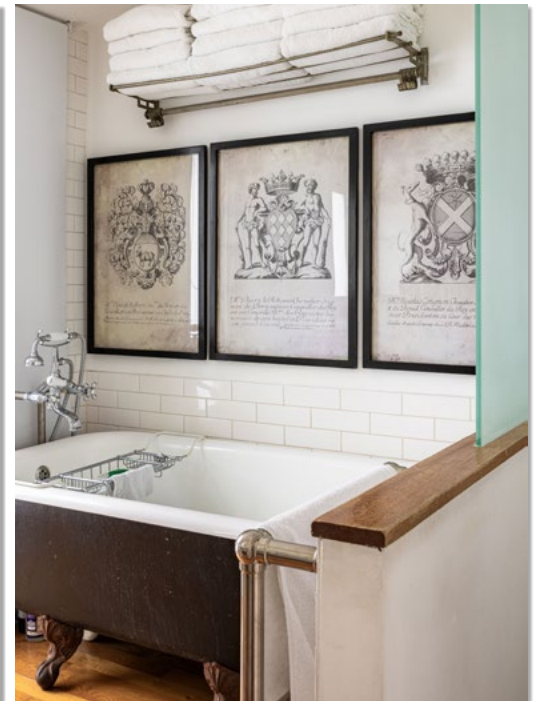
**Ground Rent:** Nil

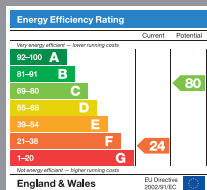
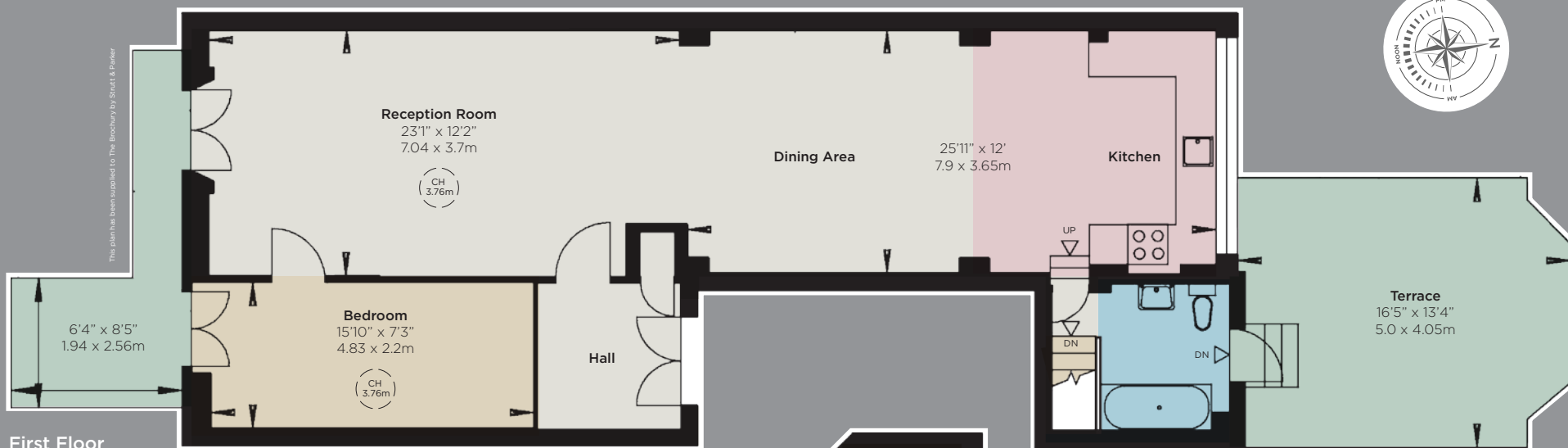
**Service Charge:**  
£3,600 per annum

**Local Authority:**  
The Royal Borough of Kensington & Chelsea

**Council Tax:** Band G

**EPC:** Rating D

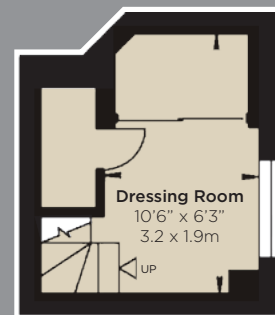




#### Approximate Gross Internal Area

935 sq ft  
86.8 sq m

including limited use area  
22 sq ft / 2.0 sq m



#### South Kensington & Earl's Court

90 Old Brompton Road, SW7 3LQ

**+44 (0)20 7581 7000**

southken@struttandparker.com  
struttandparker.com

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