



RUSSELL SIMPSON

Exceptionally elegant three-bedroom
flat in a grand mansion block near
Hyde Park

QUEEN'S GATE
SOUTH KENSINGTON SW7

Queen's Gate

£3,495,000

| | | | |
|-----------------------------|--|----------------------|-------------------------------|
| BEDROOMS 3 | INTERNAL 2,608 SQ FT 242 SQM | OUTDOOR — | COUNCIL RBKC |
| BATHROOMS 3 | | EPC E | COUNCIL TAX H |
| TENURE Share of freehold | LEASE LENGTH 19 YEARS | GROUND RENT — | SERVICE CHARGE £15,683 P/Y |



The Property

Large lateral flat benefiting from a lift and porter, located on a prestigious street in South Kensington



Indoor Spaces

Stepping into the flat on the raised ground floor, the generous entrance hall leads through to a double reception room. As well as space for separate dining and seating areas, this room offers fantastic volume. It also features a working fireplace and full-length windows bringing in plenty of natural light.

The other side of the hall offers a kitchen with space for an informal breakfast area and a utility room next door.



The Bedrooms

The residence also contains three bedrooms. The principal bedroom suite includes a study and an ensuite bathroom. The other two bedrooms are also ensuite, while a guest WC and further storage space completes this property.



The Design

The flat is decorated in an opulent fashion to suit its traditional setting. Wooden floors and moulded ceilings add to the overall sense of elegance.

The property is part of an impressive mansion block built from patterned red brick. It includes both lift and porter.



The Neighbourhood

Queen's Gate is a prestigious street running south from Kensington Gardens. It is lined with townhouses of white stucco and patterned brick, many containing embassies. In addition, it borders world-class cultural institutions like the Natural History Museum and the Science Museum.

From here, Gloucester Road and South Kensington underground stations are both a short walk away. The open spaces of Kensington Gardens and Hyde Park are also within easy reach.

Queens Gate,
SW7

Approx Gross Internal Area
2,608 sq ft / 242 sq m

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



RAISED GROUND FLOOR

**RUSSELL
SIMPSON**

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