



## Queens Gate, SW7

**£625,000**

This one bedroom apartment sits right in the very heart of South Kensington. Situated on the south end of Queens Gate within a white stucco fronted period building, the apartment gives you immediate access to all the shops and bars of Old Brompton Road.

One Double Bedroom | Separate Kitchen | Bright Apartment | Lift Access |

**020 7096 9476**

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 **LANDSTONES**

This one bedroom apartment sits right in the very heart of South Kensington. Situated on the south end of Queens Gate within a white stucco fronted period building, the apartment gives you immediate access to all the shops and bars of Old Brompton Road and South Kensington tube station (Circle, District, Piccadilly line) is only 300 meters away.

The apartment itself is set over the fourth floor (with lift) giving panoramic views over the stunning communal gardens of Onslow Gardens. Entering into the bright reception room the property offers versatile living space, double doors shut off the open plan kitchen and a further set of double doors can be opened to allow passage to the bedroom. A large bathroom with bath makes this an ideal pied-a-terre, rental investment or perfectly located London property.



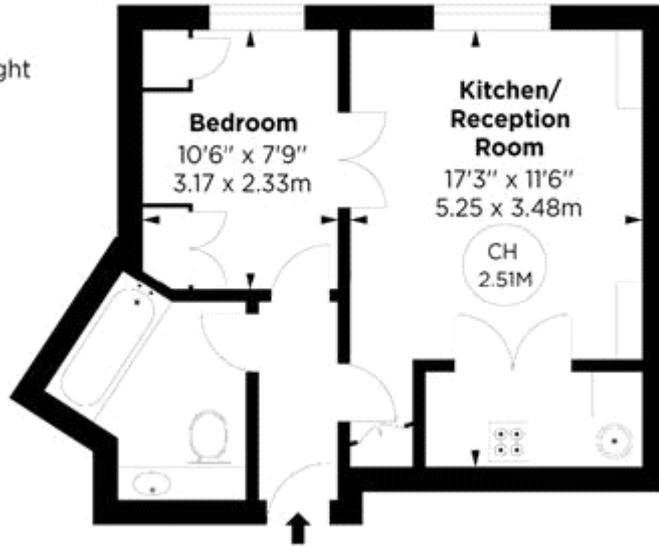


# Queen's Gate, SW7

APPROX. GROSS INTERNAL AREA \*  
371 Sq Ft - 34.47 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



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FOURTH FLOOR

**ALEX WINSHIP**  
Photography

\* Provided for guidance only and not intended for valuation purposes. All measurements are approximate and should not be used for legal purposes. All measurements are taken to the internal face of the walls and doors are open.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>			(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>75</b>			<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.