

Queen's Gate Terrace, South Kensington, SW7 5PH

Guide Price £2,400,000 Leasehold

Queen's Gate Terrace, London SW7

139.0sqm / 1496.2sqft



139.0sqm / 1496.2sqft	5.5sqm / 59.2sqft	0.0sqm / 0.0sqft	0.0sqm / 0.0sqft
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Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.



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for Sale

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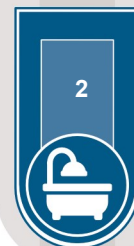
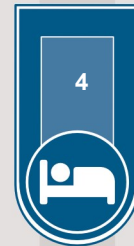
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THE LOCATION

Queen's Gate Terrace is a well-respected address located in the heart of the Queen's Gate conservation area and is ideally positioned for the numerous shops, restaurants and cafes, as well as the excellent transport links provided by Gloucester Road and South Kensington.



THE PROPERTY

This beautifully finished property benefits from a south facing kitchen/breakfast room, large living room with feature fireplace, four bedrooms (one with vaulted ceilings, two bathrooms (master to the en-suite), walk in wardrobe, loft storage and a substantial demised terrace with rooftop views. The property further benefits from engineered wood flooring, a 900+ year lease, telephone entry system.

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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