

Queen's Gate Terrace



Lower Ground Floor



APPROX. GROSS INTERNAL FLOOR AREA 1034.41 SQ FT / 96.10 SQM

APPROX. GROSS EXTERNAL FLOOR AREA 103.33 SQ FT / 9.60 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

This plan is for guidance only. Drawn in accordance with RICS guidelines. 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.



Flat 2, 24 Queen's Gate Terrace,  
South Kensington, SW7 5PH

Guide Price **£1,100,000** Share of  
Freehold

A light and wonderfully spacious two bedroom flat with a patio. Situated on the lower ground floor of a well maintained stucco fronted period building, this immaculately presented flat has been tastefully refurbished and offers a south facing reception room with a semi-open plan kitchen, and the added advantage of a study. The master bedroom has an en suite bathroom and a separate shower room serves bedroom 2.

- Two Bedrooms
- Modern Kitchen
- Private Patio
- Over 1000 Sq Ft
- Council Tax band G
- Living/Dining Room
- Two Bath/Shower Rooms
- Study
- Desired Location

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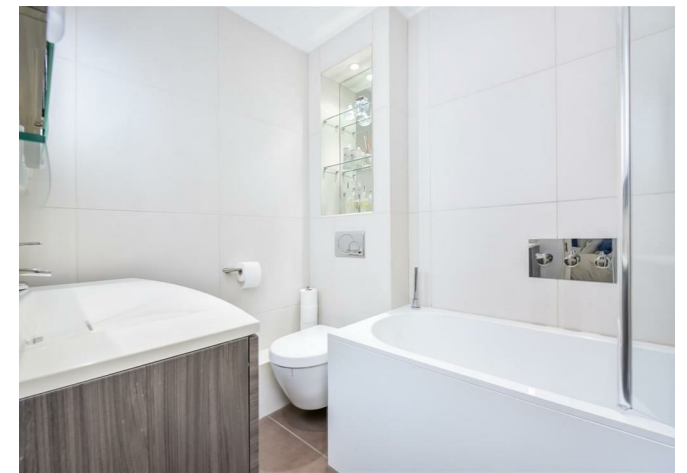
**Location**

Queen's Gate Terrace is a most sought after, wide street of Victorian Stucco fronted buildings. Located between Queen's Gate and Gloucester Road, a short walk from Kensington Gardens/Hyde Park and 0.25 miles from Gloucester Road Underground Station (Piccadilly, District and Circle lines)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		81
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.

