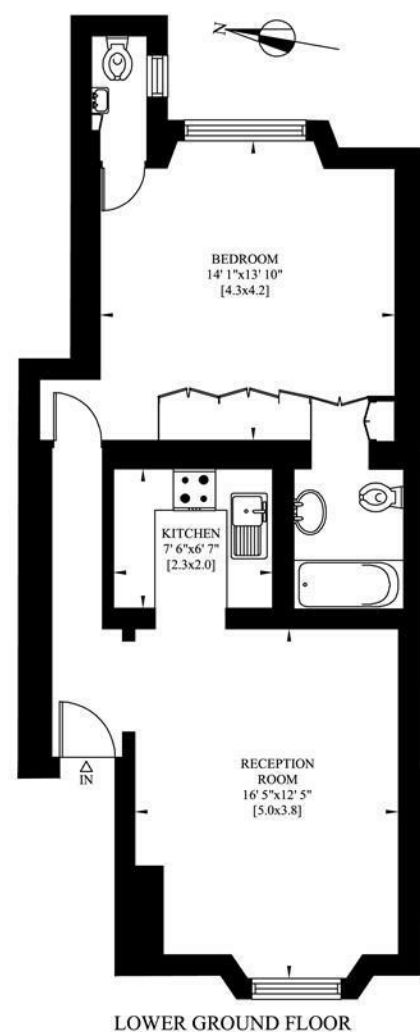


FLAT J
26 - 27 QUEENS GATE GARDENS
LONDON SW7

Gross Internal Area: 53 Sq. metres
571 Sq. feet



LOWER GROUND FLOOR

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.

Queens Gate Gardens, London, SW7 5RP

TO RENT £2,383 PCMPM



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THE LOCATION

Queen's Gate Gardens is one of Kensington's finest garden squares and is conveniently located for Knightsbridge, Kensington High Street and the excellent local amenities of Gloucester Road. Gloucester Road underground station (Piccadilly, Circle and District Lines) is within a short walk as are the open spaces of Kensington Gardens and Hyde Park.



THE PROPERTY

An exceptional one bedroom flat which offering solid Cherry wood flooring throughout, a fully fitted kitchen, built in wardrobes, an en-suite bathroom and separate cloakroom/W.C located on a highly sought after, garden square close by to Gloucester Road underground Station

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	70
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	60	65
	EU Directive 2002/91/EC	