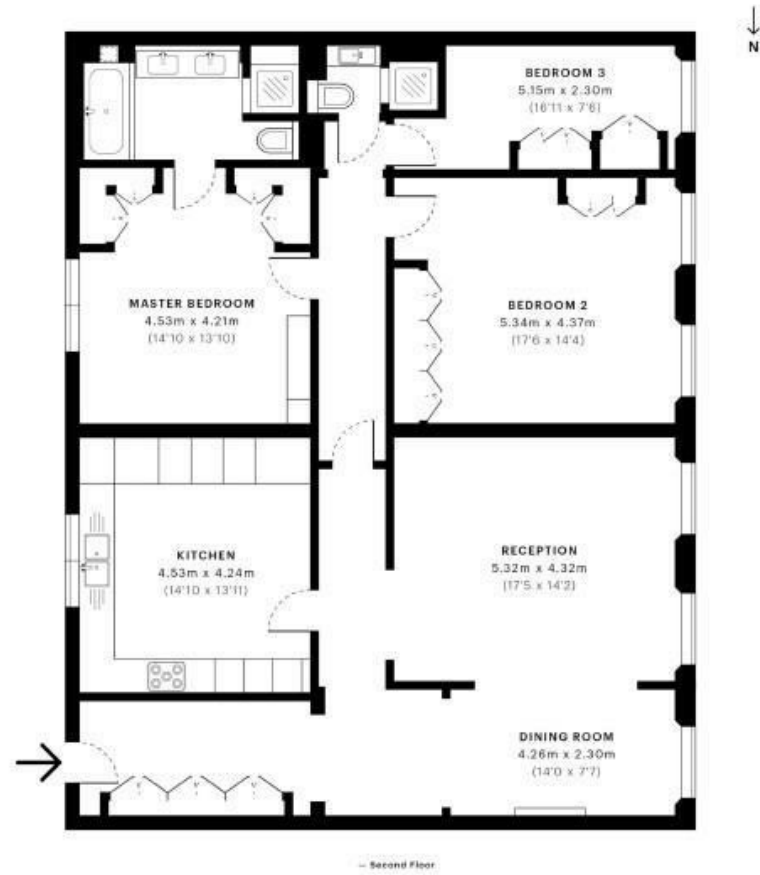


Delves House, SW7

CAPTURE DATE
12/04/2020

LANDSCAPE NUMBER
91,827,495

GROSS INTERNAL AREA
154.6 Sqm / 1663.7 Sqft



SPEC: GROSS INTERNAL AREA (GIA)
The surface of the property.
154.6 Sqm / 1663.7 Sqft
 RICS: NET INTERNAL AREA (NIA)
The surface area of the property, excluding walls and external features.
140.0 Sqm / 1507.3 Sqft
 RICS: EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, pergolas etc.
0.0 Sqm / 0.0 Sqft
 RICS: RESTRICTED-HEAD HEIGHT
Limited use areas under 1.9m.
0.1 Sqm / 1.1 Sqft

SPEC: These plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.
 RICS: GIA OR INTERNAL
154.6 Sqm / 1663.7 Sqft
 RICS: NIA OR INTERNAL
140.0 Sqm / 1507.3 Sqft
 RICS: RESTRICTED-HEAD HEIGHT
0.1 Sqm / 1.1 Sqft

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.

Queen's Gate Terrace, London, SW7 5PR
TO RENT £9,533 PCM



95 High Street Wimbledon SW19
020 8016 9700
wvlettings@fullergilbert.co.uk

Fuller Gilbert
& Company Est. 2001

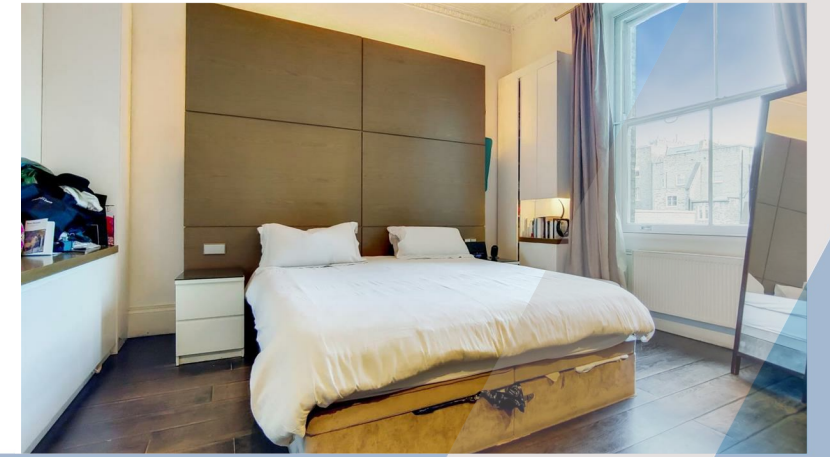
www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
020 7581 0154
sklettings@fullergilbert.co.uk

for
Sale

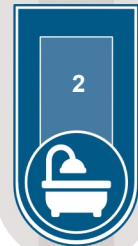
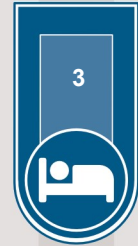
Fuller Gilbert
& Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Queen's Gate Terrace is an impressive wide street of stucco fronted period conversions, within a few minutes walk of Kensington Gardens/Hyde Park and Gloucester Road Underground Station (Piccadilly, District & Circle lines). Gloucester Road has an excellent of cafes, restaurants, and shops. The excellent amenities of Kensington High Street are within a short walk.



THE PROPERTY

A superbly presented three-bedroom lateral flat situated on the second floor (with lift) in one of the finest portered building in South Kensington. The light and spacious reception room opens onto a dining area and the kitchen breakfast room is fitted with a good range of appliances. The main bedroom has an excellent range of fitted wardrobes and a large en-suite bathroom with a separate shower cubicle. The flat further benefits from wood flooring, high ceilings and excellent storage.

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		
	75	
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		
EU Directive 2002/91/EC		