

# RUSSELL SIMPSON

Spectacular duplex flat with exceptional proportions in prestigious South Kensington location

QUEEN'S GATE  
SOUTH KENSINGTON SW7



Queen's Gate  
South Kensington SW7

£5,000,000

BEDROOMS 4	INTERNAL 3,485 SQ FT	AMENITIES Lift	COUNCIL RBKC
RECEPTION ROOMS 2	324 SQ M	EPC D	COUNCIL TAX Band H
BATHROOMS 3		TENURE Share of Freehold	LENGTH OF LEASE 938 years



# The Property

A magnificently presented four-bedroom flat with lift access

Entering the flat on the fourth floor, you step into an impressive entrance hall that sets the tone for this exceptional property. The fourth floor features a spectacular drawing room and dining area, at the end of the hall, creating a grand entertaining space with lofty proportions and exceptional natural light through large windows. The wooden floors and high ceilings enhance the sense of scale, while the sophisticated neutral décor adds to the room's elegant character.

The kitchen is accessed easily from the reception and is beautifully designed with contemporary fitted units, as well as a central marble island, giving space for relaxed dining. The thoughtful design provides excellent functionality while maintaining the property's refined aesthetic.











## Indoor Spaces

At the other end of this floor, you find the magnificent principal bedroom. This substantial room benefits from an adjacent dressing room providing extensive storage and organization space, as well as an ensuite bathroom.

Making your way upstairs to the fifth floor, via an eye-catching cantilevered staircase, the accommodation continues with a spacious sitting room, offering flexible use for a study. This level features three further bedrooms - two well-proportioned double rooms and a fourth bedroom, all benefiting from fitted storage. Two additional bathrooms serve this floor, ensuring convenience and privacy for family living.

A plant room and utility room on the fifth floor provide practical services, while the void area creates an impressive sense of vertical space and architectural interest.









## The Design



The flat has been presented in superb condition throughout, showcasing exceptional attention to detail and quality finishes. The wooden floors, high ceilings, and well-proportioned rooms create a sense of grandeur befitting this prestigious address. The duplex configuration provides excellent privacy between the entertaining spaces and bedrooms, while the impressive ceiling heights and generous room sizes maintain the property's magnificent character.



# The Neighbourhood

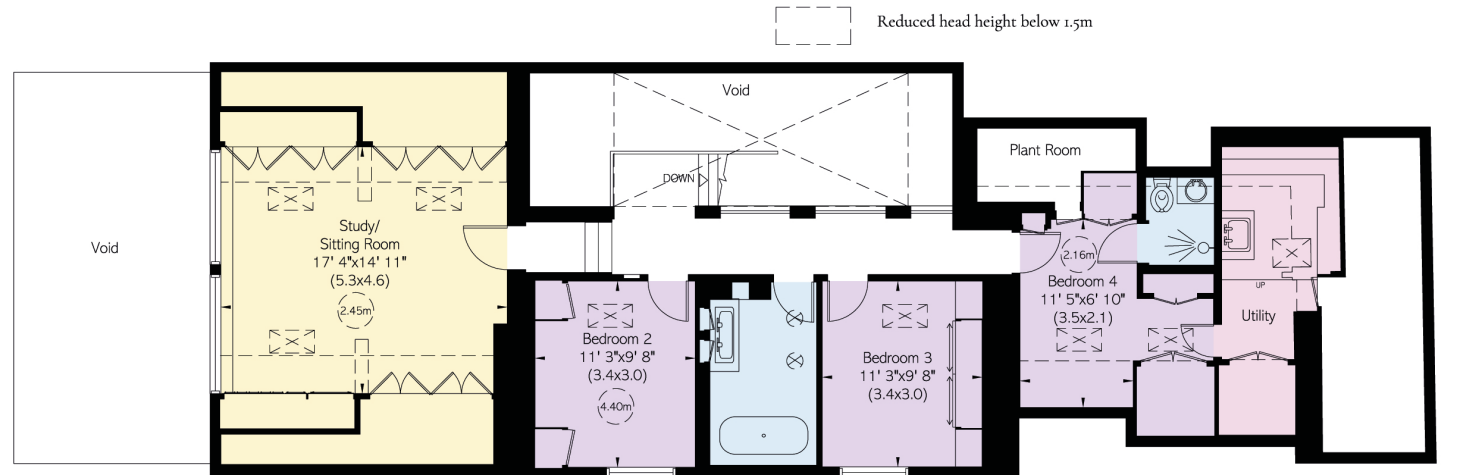
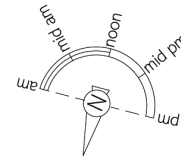
Queen's Gate is one of London's most prestigious addresses in the heart of South Kensington, moments away from the world-renowned museums including the Natural History Museum, Victoria and Albert Museum, and Science Museum. The location offers easy access to the upmarket shopping of Knightsbridge and the open spaces of Hyde Park and Kensington Gardens. South Kensington underground station is within walking distance, providing excellent transport connections across London. The area epitomizes sophisticated London living, with its grand Victorian architecture, cultural attractions, and distinguished residential character making it one of the capital's most sought-after locations.

APPROXIMATE INTERNAL AREA

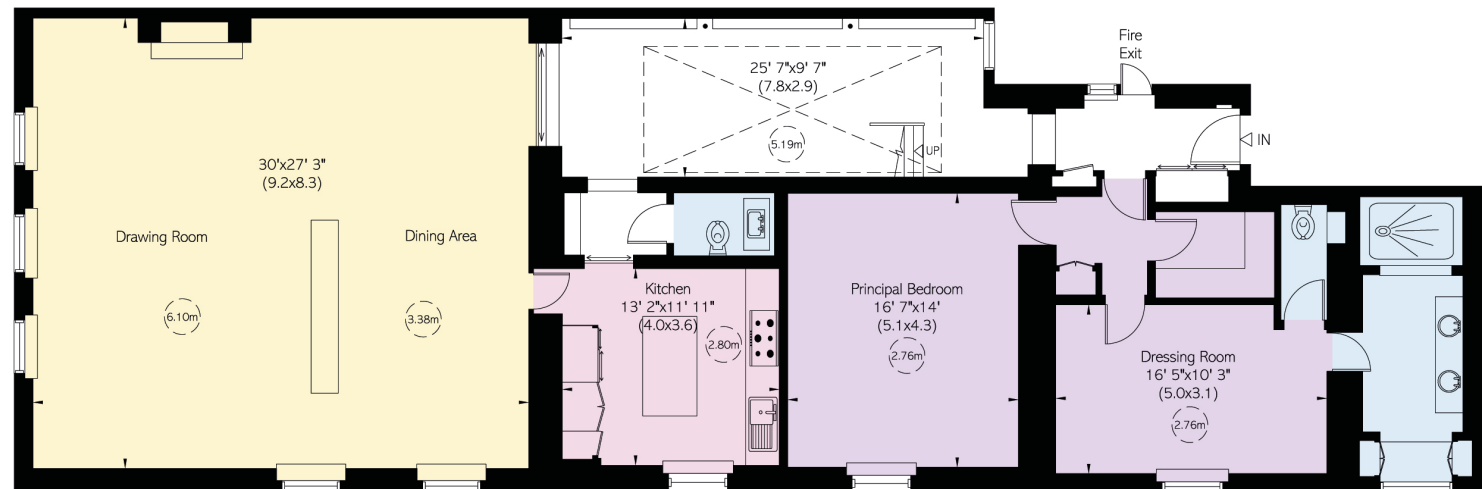
3,485 SQ FT / 324 SQ M

INCLUDING LIMITED USE AREA

481 SQ FT / 45 SQ M



Fifth Floor



Fourth Floor



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## Chelsea

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# RUSSELL SIMPSON

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October 2021