



## **RUSSELL SIMPSON**

Exceptionally bright and  
spacious four-bedroom duplex  
with lofty living spaces on a  
prestigious street

QUEEN'S GATE PLACE  
SOUTH KENSINGTON SW7

Queen’s Gate Place  
South Kensington SW7

£4,695,000

BEDROOMS 4	INTERNAL 2,724 SQ FT  253 SQ M	OUTDOOR 228 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 2		EPC D	COUNCIL TAX Band G
BATHROOMS 4	—	TENURE Leasehold	LENGTH OF LEASE 978 years



# The Property



Duplex flat with patio in a Grade II listed building between Gloucester Road and South Kensington stations

Stepping into the flat on the ground floor, the entrance hall opens onto an exceptionally generous double reception room. The front room features a seating area with a broad bay window, which flows through to the dining room. Both these spaces have high ceilings with ornate cornices, elegant mouldings, and panelled wainscoting. This floor also contains a kitchen with fitted units and a central island.













## Indoor Spaces

The lower ground floor features four bedrooms and an informal television room. The principal bedroom has an ensuite bathroom with a bath and a walk-in wardrobe. The second bedroom is also ensuite, with French doors leading out onto a patio. The other two bedrooms are also ensuite, and all the bedrooms have inbuilt wardrobe space.

The flat is presented in good condition with sophisticated contemporary interiors. Air conditioning and radiant underfloor heating add to the overall comfort.











## Outdoor Spaces & The Neighbourhood

The property includes a rear patio with wooden decking and enough space for outdoor seating.

Queen's Gate Place is a beautiful residential street in South Kensington. Terraced townhouses line both sides of the road, with pillared porticos and white stucco dressings in the Italianate style.

From here, Gloucester Road underground station is a short walk away, while South Kensington station is also close. Furthermore, the open spaces of Kensington Gardens and Hyde Park are also within easy reach, along with the neighbourhood's world-class cultural institutions.

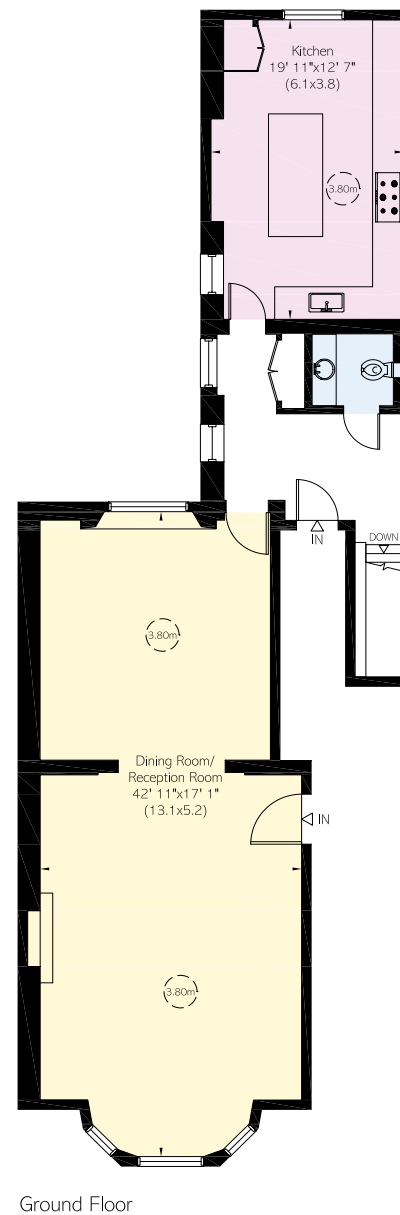
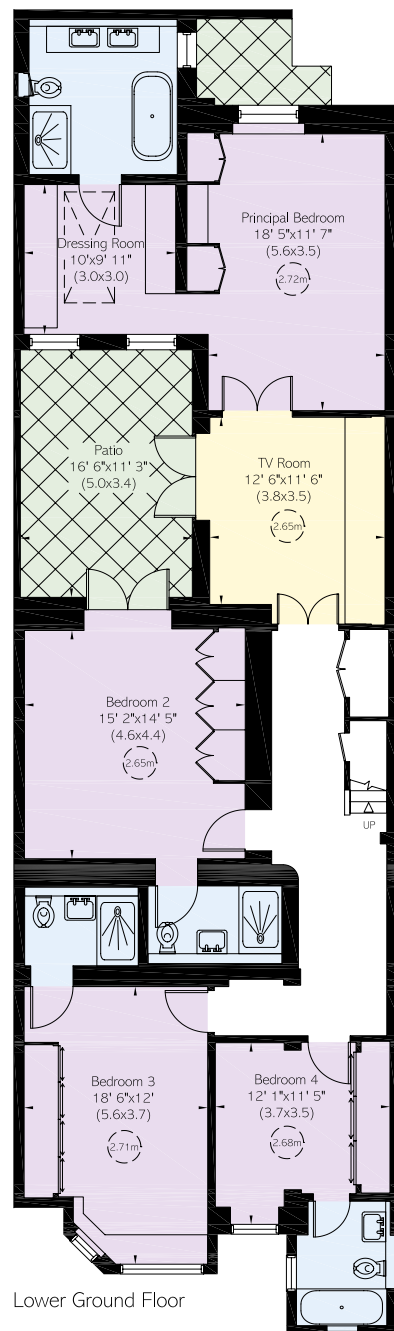
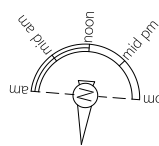


APPROXIMATE INTERNAL AREA

2,724 SQ FT / 253 SQ M

OUTSIDE AREA

228 SQ FT / 21 SQ M





# RUSSELL SIMPSON

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## Contact us

+44 (0) 20 7225 0277

Email

[www.russellsimpson.co.uk](http://www.russellsimpson.co.uk)

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## Chelsea

151A Sydney Street  
London  
SW3 6NT

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Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact.  
Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.  
Any measurements of distances referred to herein are approximate only. October 2021