



Queens Gate, SW7

£1,100,000 Share of Freehold

2 bedroom flat for sale

Description

A lovely and bright fourth floor apartment (with lift) situated in this secure portered mansion block close to South Kensington and Hyde Park. The flat benefits from a fully fitted kitchen, well proportioned reception room and two double bedrooms with storage.

The property is ideally located only a short walk from South Kensington tube (Circle & District line / Piccadilly line).

Tenure

Share of Freehold (953 years)





169 Queens Gate, SW7



Fifth Floor

Approx Gross Internal Area 763 Sq Ft - 70.87 Sq M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions |
| (92-100) A | | | (92-100) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |
| | | | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
 Milton Stone - Head Office
 53 Abingdon Road, London W8 6AN
 Tel: 0207 938 2311 Email: info@miltonstone.com Website: www.miltonstone.com

