



MILTON  
STONE

# Queen's Gate, SW7

£675,000 Leasehold

1 bedroom flat for sale

## Description

A beautifully presented and well-proportioned one bedroom apartment, quietly situated to the back of the raised ground floor in this grand stucco-fronted period building in the heart of South Kensington.

Queens Gate is moments from the extensive local transport and entertainment facilities and just a short walk from Hyde Park. South Kensington tube station is nearby (Circle, District and Picadilly lines) and Heathrow is easily accessible by car via the M4/A4.

Tenure: Leasehold (164 years)

Ground Rent: £125 per year

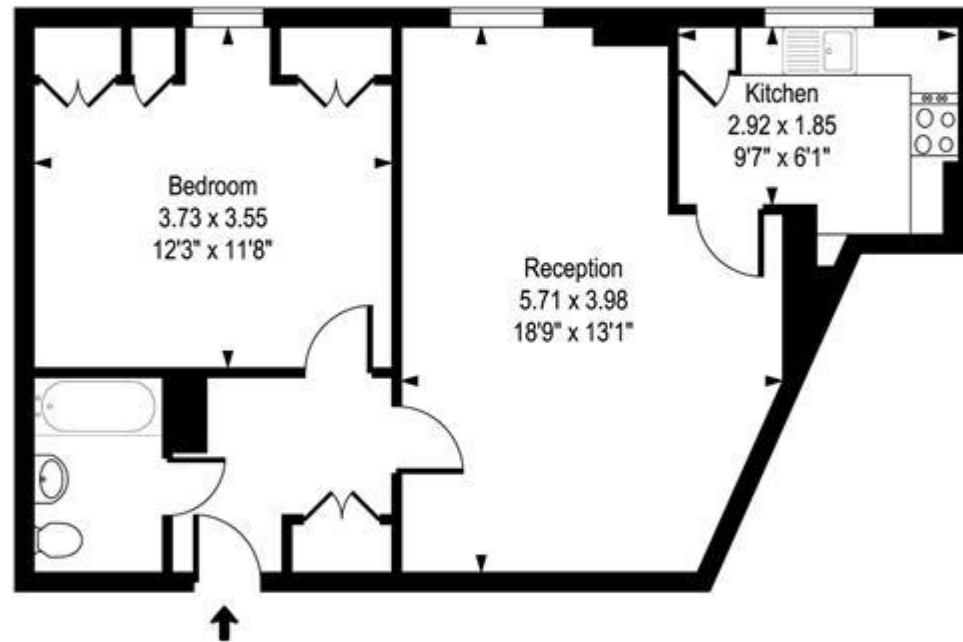
Service Charge: £3,500 per year

## Tenure

Leasehold (164 years)



Queen's Gate, Kensington  
London SW7



Approx Gross Internal Area **507 Sq Ft - 47.10 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	55	64	(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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 (CO<sub>2</sub>)

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