



Queens Gate Gardens, SW7

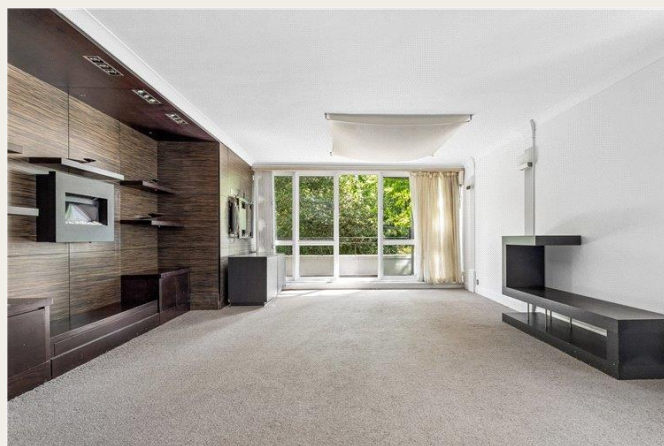
£1,600,000 *Leasehold*

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Offering superb views over Queen's Gate Gardens SW7, this bright and well-proportioned three-bedroom, first-floor apartment extending to 1,220 sq ft is set within a highly sought-after 24/7 portered block with lift, and presents an excellent refurbishment opportunity.

KEY FEATURES

- Balcony
- 24 hour porter
- Direct access to the communal gardens (fees applicable)
- Incredible views
- 1220 sqft
- Resident parking may be available to rent from the freeholder, subject to availability and additional fees.



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DESCRIPTION

Offering superb views over Queen's Gate Gardens, this bright and well-proportioned three-bedroom, first-floor apartment is set within the highly sought-after portered block, Campbell Court. Benefiting from 24-hour portage and security, the building is set behind its own private boundary, creating a secure and secluded environment that is rarely found in central London.

A private balcony overlooks beautifully landscaped communal gardens, while residents enjoy direct access to Queen's Gate Gardens from the rear of the building - allowing children and families to access the gardens without crossing any roads. Campbell Court is uniquely positioned as the only building with direct access into the gardens.

Extending to 1,227 sq ft in total, the property presents an excellent refurbishment opportunity for those looking to put their own stamp on a well-positioned home.

The generous reception room extends to over 350 sq ft, providing a versatile living and dining space ideal for both relaxed living and entertaining.



All three bedrooms are generously sized doubles and face the gardens, creating a calm and leafy aspect throughout. Two of the bedrooms offer particularly good proportions and excellent storage. The principal bedroom is entered via a run of fitted wardrobes and benefits from a private en suite bathroom. Off the corridor, a further family bathroom serves the remaining bedrooms and guests.

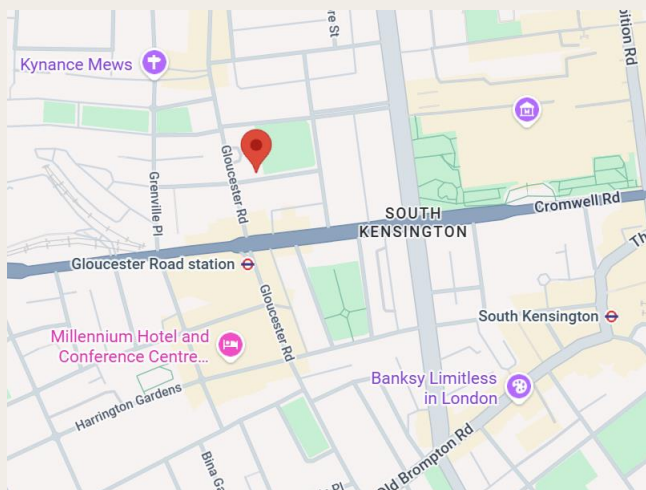
Constructed as a concrete-framed building, Campbell Court offers exceptional sound insulation compared with many period conversions and traditionally constructed buildings in London. The apartment benefits from a particularly peaceful setting due to three key factors: its solid concrete construction, double-glazed windows providing both thermal and acoustic insulation, and its rear-facing garden aspect.

Situated on Queen's Gate Gardens, the apartment is moments from the amenities of South Kensington and Knightsbridge, including Gloucester Road's array of shops, bars, and restaurants. Gloucester Road Underground station is within easy reach, providing direct access to the Piccadilly, District, and Circle lines - making this an ideal base for both work and leisure.





LOCATION



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SKN260025>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Leasehold

Term: 133 year and 1 months

Service Charge: £13,325.28 per annum

Ground Rent: TBC

Council Tax Band: G

EPC rating: D

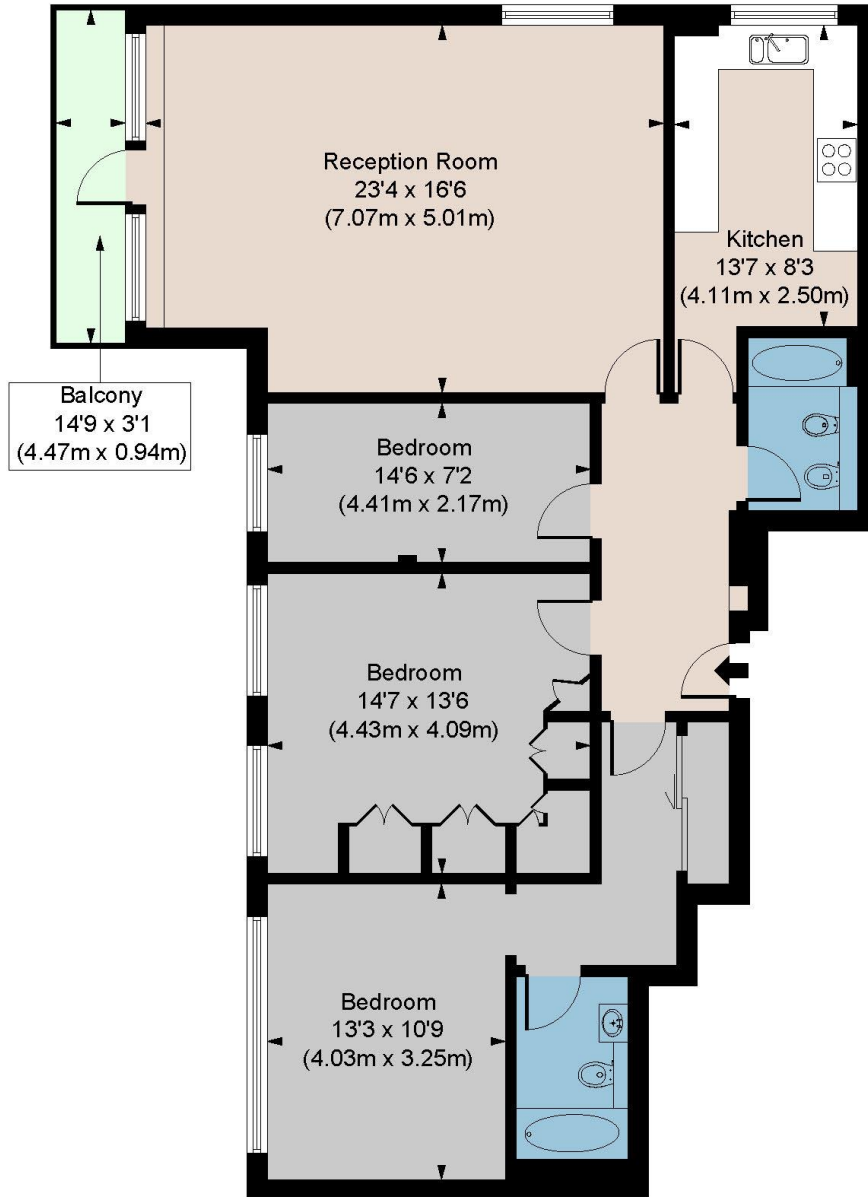
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		

CAMPBELL COURT, QUEENS GATE GARDENS SW7

APPROX. GROSS INTERNAL AREA *
1220 Ft² - 113.31 M²

Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

* As Defined by RICS - Code of Measuring Practice



FIRST FLOOR

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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