



## Queen's Gate, SW7

£250,000 *Leasehold*

Studio   1 

A beautifully presented second-floor studio flat, thoughtfully designed to maximise space and functionality. The property features a well-appointed open-plan kitchen, contemporary shower room, and a cleverly arranged mezzanine sleeping area, complemented by a generous hallway storage cupboard.

### KEY FEATURES

- Prime Location
- Great Transport Links
- Cosy Studio
- Lift Access
- Bright
- Chain Free



**South Kensington Sales**

020 7373 5052 | [southkensington@winkworth.co.uk](mailto:southkensington@winkworth.co.uk)

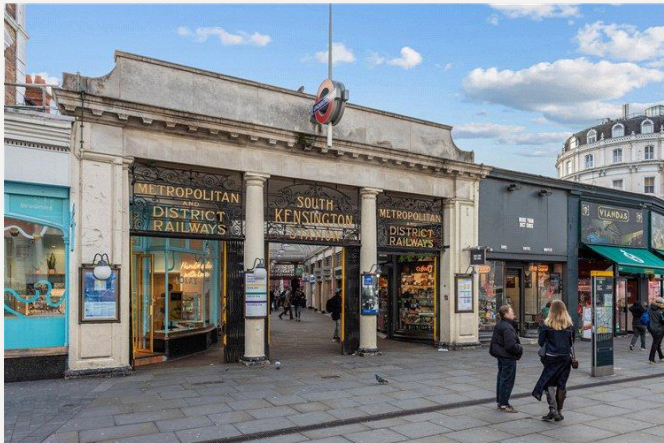
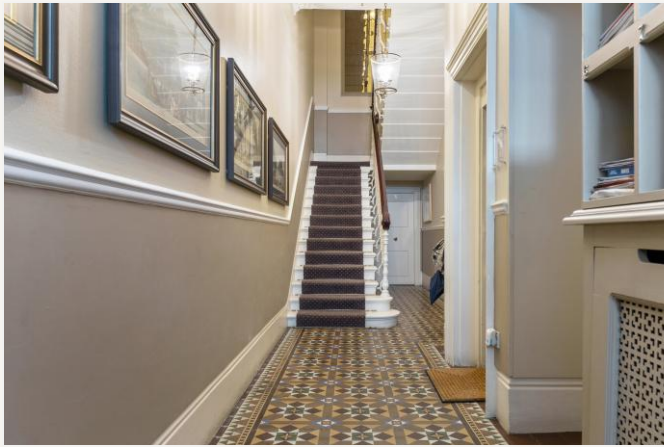
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Ideally positioned in one of South Kensington's most prestigious locations — moments from Bute Street's boutiques and cafés, South Kensington Underground Station, and the world-renowned Natural History Museum — this refined studio is perfectly suited as a pied-à-terre, investment, or an ideal base for students studying in the area.





## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 85 year and 3 months  
**Service Charge:** TBC  
**Ground Rent:** TBC  
**Council Tax Band:** A  
**EPC rating:** C

## QUEEN'S GATE SW7

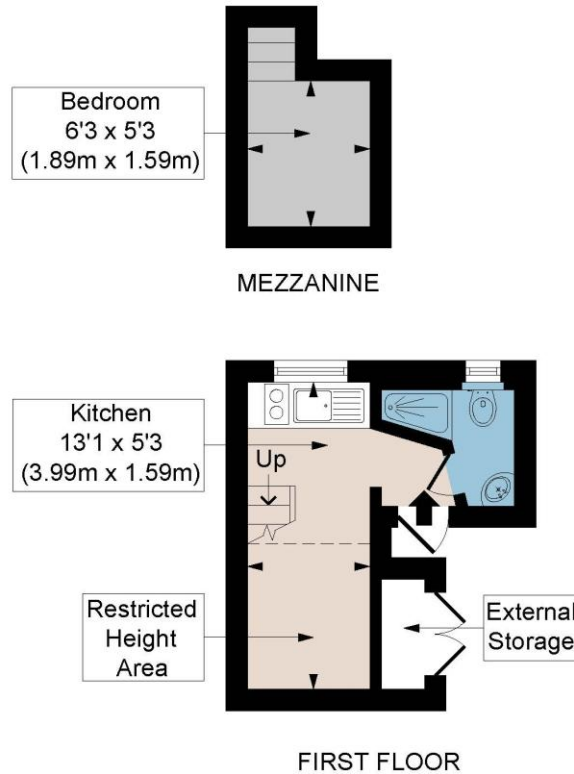
APPROX. GROSS INTERNAL AREA \*

138 Ft<sup>2</sup> - 12.81 M<sup>2</sup> (Including Restricted Height Area)

106 Ft<sup>2</sup> - 9.81 M<sup>2</sup> (Excluding Restricted Height Area)

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

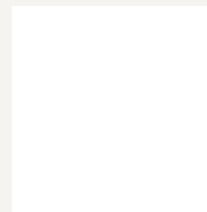


Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions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

**CPCREATIVE**  
PROPERTY MARKETING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/SKN250088>

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.

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