



Queensberry Place, SW7

£1,249,000 *Leasehold*



An elegant and generously proportioned two-bedroom, two-bathroom apartment positioned on the raised ground floor of a handsome period building in prime South Kensington.

KEY FEATURES

- Two bedroom
- Two bathroom
- Share of Freehold
- High Ceilings 2.45m
- Private Balcony
- Chain Free



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The property boasts a wonderful reception room with impressive ceiling heights, beautiful detailed period cornicing and wooden flooring throughout, creating a superb sense of volume and character. The well-balanced layout includes two well-appointed bedrooms and two bathrooms, offering both comfort and practicality.

To the rear, a charming private terrace provides a peaceful outdoor retreat, ideal for morning coffee or quiet evenings. Further benefits include a Share of Freehold, enhancing the long-term appeal of this exceptional home.

Queensberry Place is perfectly situated moments from the boutiques, cafés and cultural landmarks of South Kensington, with excellent transport links close by.





MATERIAL INFO

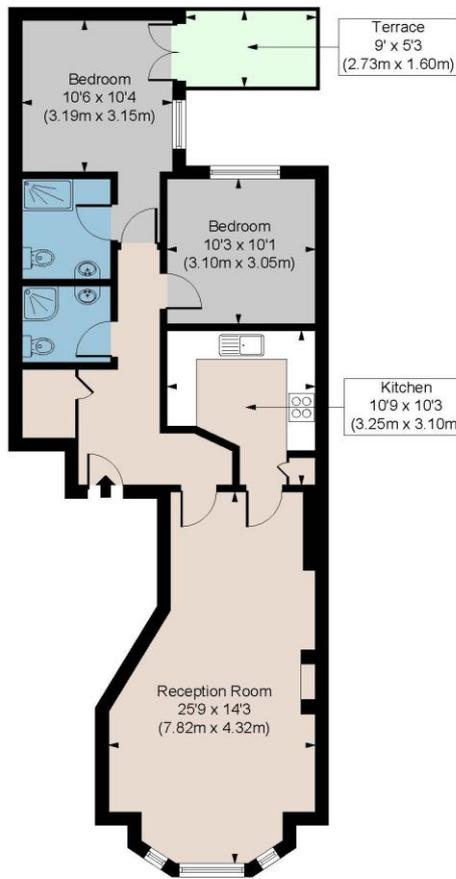
Tenure: Share of Freehold
Term: 973 year and 3 months
Service Charge: £5000 per annum
Council Tax Band: G
EPC rating: C

QUEENSBERRY PLACE SW7

APPROX. GROSS INTERNAL AREA *
826 Ft² - 76.74 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



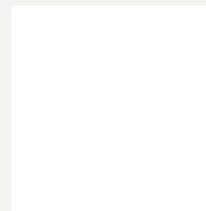
GROUND FLOOR

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.

CP CREATIVE
PROPERTY MARKETING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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