



## A FIRST FLOOR APARTMENT IN THIS STUCCO FRONTED BUILDING IN SOUTH KENSINGTON.

QUEEN'S GATE, LONDON, SW7

Unfurnished, £950 pw (£4,116.67 pcm) + fees and other charges apply.\*

Available from 01/06/2019



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**£950 pw (£4,116.67 pcm) Unfurnished**

2 Bedrooms • En-suite bathroom • Shower room •  
Reception room • balcony • EPC Rating = C •  
Council Tax = G

## Situation

Queen's Gate Gardens is situated close to South Kensington, Knightsbridge, Gloucester Road and Kensington High Street which offers plenty of shops, restaurants and eateries. Kensington Gardens and Hyde Park are a short walk away. The nearest underground station is Gloucester Road (District, Circle and Piccadilly lines). Motorists will benefit from routes to the West and Heathrow Airport via the M4 motorway.

## Description

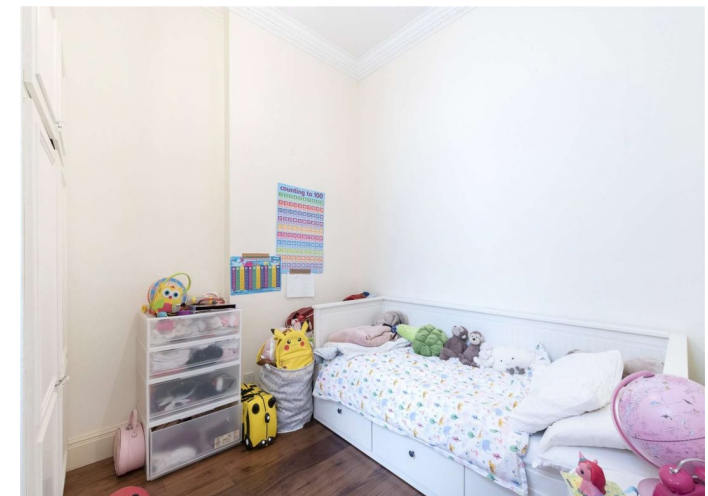
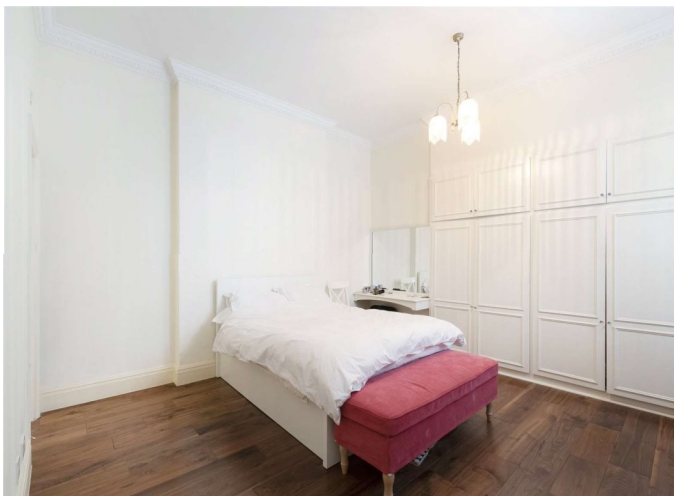
A well-presented first floor apartment with wooden floors in the principle rooms. The reception room has high ceiling and benefits from French windows leading to a balcony.

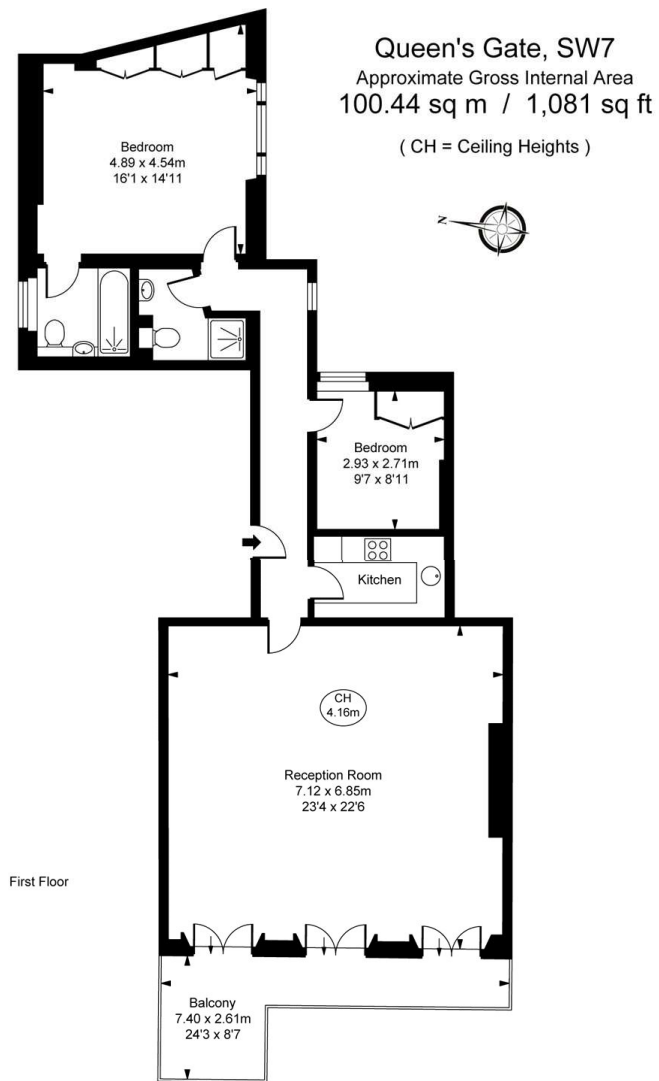
## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

## Viewing

Strictly by appointment with Savills.





This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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## FLOORPLANS

Gross internal area: 1,081 sq ft,

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190528LYPG

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## Knightsbridge Lettings

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