



WEDGEWOOD ESTATES

Residential Sales & Lettings

Queen's Gate, Knightsbridge, SW7

A spacious and contemporary two bedroom apartment situated on the third floor (with lift) of this well-managed white stucco-fronted building. The property benefits from a generous reception / dining room, master bedroom with en-suite bathroom, second bedroom / study and a family shower room.

Queen's Gate is ideally located for the shopping, entertainment, dining and transport facilities of both Kensington and Knightsbridge with the open green spaces of Kensington Gardens and Hyde Park being a short walk away.



RECEPTION / DINING ROOM : KITCHEN : MASTER BEDROOM WITH EN-SUITE : 2ND BEDROOM / STUDY : SHOWER ROOM : AMPLE STORAGE : LIFT : LEASE 119 YRS : S. CHARGE £2,387.02 PER QUARTER : COUNCIL TAX BAND E : GROUND RENT: TBC : EPC RATING C

Asking Price £1,600,000

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Queen's Gate, Knightsbridge, SW7

SUBJECT TO CONTRACT

TERMS:

TENURE: Leasehold

Asking Price £1,600,000

Lease: 119 Years

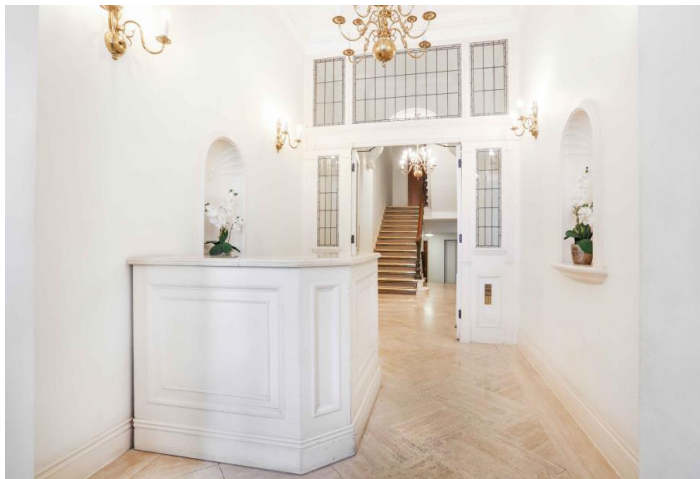
Service Charge: £2387.02 Quarterly Approx

IMPORTANT NOTICE

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.

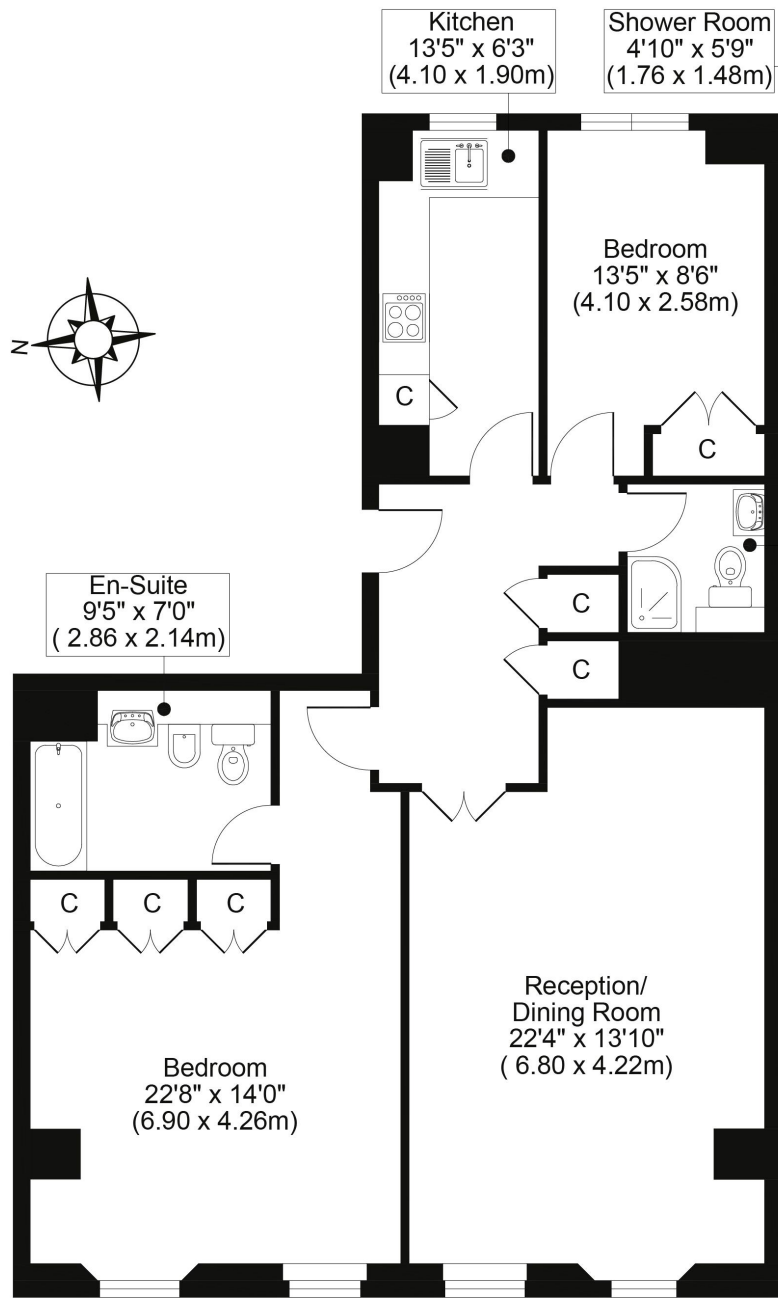




QUEEN'S GATE, SW7


TOTAL APPROX FLOOR PLAN AREA 1151 SQ.FT (107 SQ.M)

THIRD FLOOR



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G <i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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.