

APARTMENT 2  
**52 Queens Gate Gardens**  
SOUTH KENSINGTON SW7







A well conceived and imaginatively designed apartment on the raised ground floor of this prominent Victorian stucco-fronted house. The flat was the subject of an extensive programme of refurbishment a few years ago and offers a blend of contemporary design coupled with period elegance.

52 Queen's Gate Gardens enjoys the benefit of access to the square garden's as well as being in close proximity to the many facilities of Gloucester Road and Kensington Gardens.

### **ACCOMMODATION AND AMENITIES**

Entrance Hall

Reception Room

Kitchen / Breakfast Room

Master Bedroom with En-Suite Bathroom and Conservatory

Dining Room / Bedroom 2

Shower Room

Access to Communal Gardens  
(subject to annual fee)

Separate Storage Area

**TENURE** Share of Freehold

**GROUND RENT** £400 per annum

**SERVICE CHARGES** £3581.42 per annum

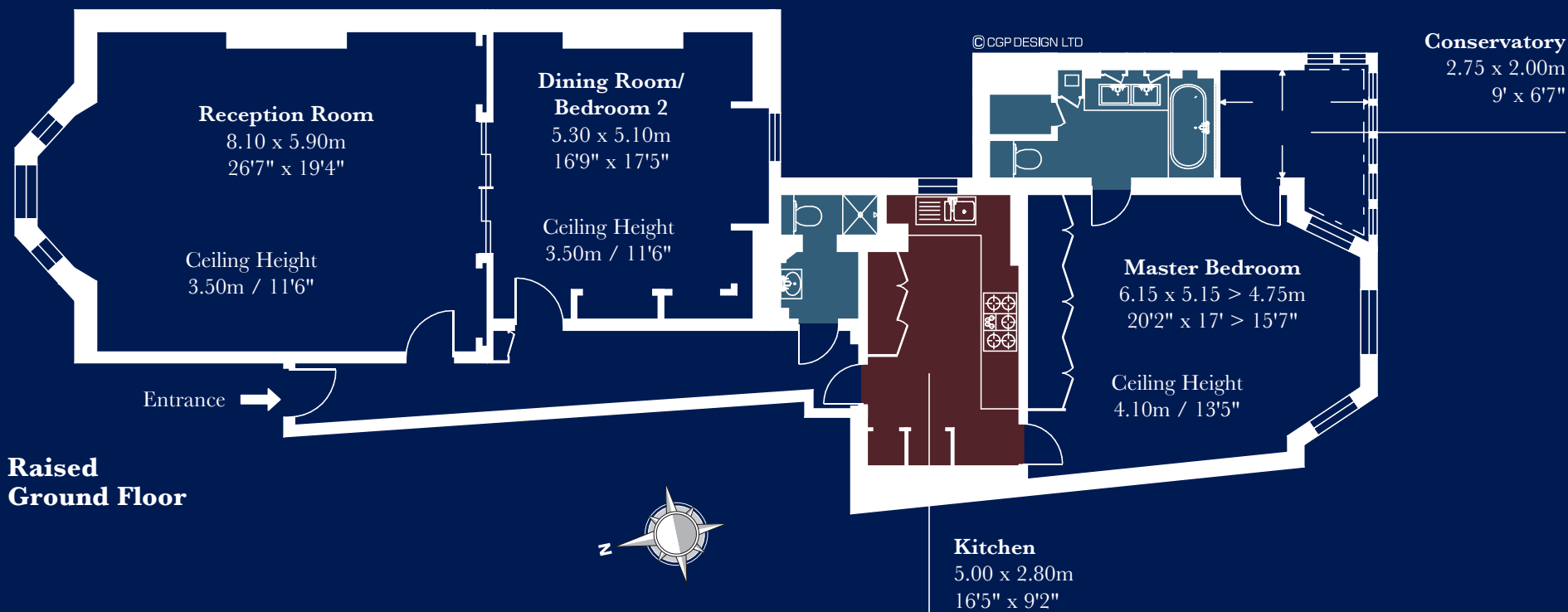
**LOCAL AUTHORITY** The Royal Borough  
of Kensington and Chelsea

**PRICE** Price on Application

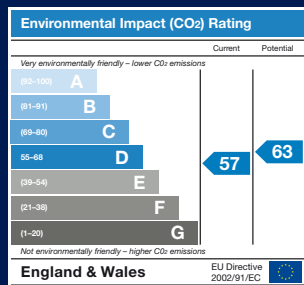
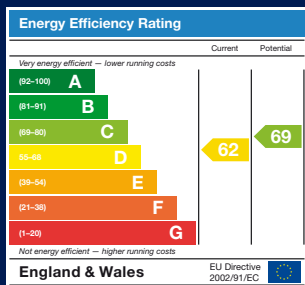


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**Approximate Gross Internal Floor Area**  
 151.7 sq.m / 1,634 sq.ft



**Raised Ground Floor**



NB: We wish to advise prospective purchasers that these sales particulars are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate. February 2010. JW/MA/8691  
 Photography and brochure by cgpdesign.com 020 7222 7222

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