

## Queens Gate London

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Superb, Stylish raised ground floor apartment situated on the corner of Queens Gate and Manson Place featuring 1 DOUBLE bedroom with ensuite shower room and super reception room with 3.9m ceiling height. MEZZANINE level (providing an additional 143 square feet) potential space for occasional second bedroom or study area. Located in a Grade 2 listed building, this excellent apartment, has a modern kitchen, excellent principal double bedroom, with fitted storage and ensuite shower room. Guest cloakroom. Laundry cupboard. Ceiling heights in the main rooms are wonderful. The building is well maintained the main entrance hall to the building has a lovely tessellated floor. Well located for amenities of South Kensington, and transport at Gloucester Road, and South Kensington. Property is share of freehold. EPC- E. Council tax band- F. Service Charge approximately £3,400 per annum.

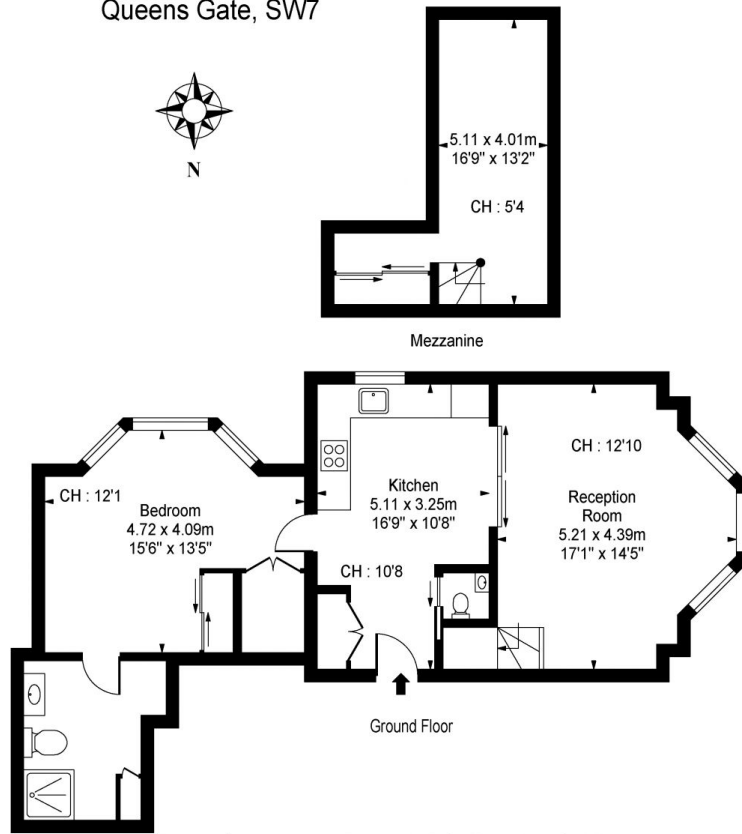
Offers around £1,075,000

**View :** <https://www.rickmanproperties.com/7127633>



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# Queens Gate, SW7



Approx Gross Internal Area	668 Sq Ft - 62.1 Sq M
Mezzanine	143 Sq Ft - 13.3 Sq M
Total	811 Sq Ft - 75.4 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.