

NAPI  
LONDON

PAVILLON, 96 KENSINGTON HIGH ST, W8 4SG

+ 44 203 640 8689

PROPERTY@NAPILONDON.COM

WWW.NAPILONDON.COM

# 169 QUEENS GATE SW7

PERIOD BUILDING: ENTRANCE HALL: RECEPTION: KITCHEN: 2  
BEDROOMS: BATHROOM: SHOWER ROOM: CLOAKROOM: UTILITY  
CUPBOARD: CH & HW: PORTER: PRIVATE PARKING



£1,975,000 SUBJECT TO CONTRACT

SHARE OF FREEHOLD

SERVICE CHARGE: APPROX. £9570 PER ANNUM

EPC RATING: D



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AN IMPRESSIVE, QUIET AND VERY WELL PRESENTED FLAT (1101 SQ FT) ON THE RAISED GROUND FLOOR OF THIS HIGHLY SOUGHT AFTER PORTERED BUILDING. THE FLAT BENEFITS FROM GREAT VOLUME, DUE TO ITS HIGH CEILINGS AS WELL AS PRIVATE PARKING SPACE.

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IDEALLY SITUATED FOR ALL THE FACILITIES OF SOUTH KENSINGTON THE FLAT IS ALSO ONLY MOMENTS FROM HYDE PARK, NATURAL HISTORY MUSEUM, VICTORIA AND ALBERT MUSEUM AS WELL AS BEING IN A VIBRATE AREA WITH VARIOUS RESTAURANTS AND CAFES.

THE PROPERTY FURTHER BENEFITS FROM BEING 5-MINUTE WALKING DISTANCE TO BOTH SOUTH KENSINGTON AND GLOUCESTER ROAD TUBE.



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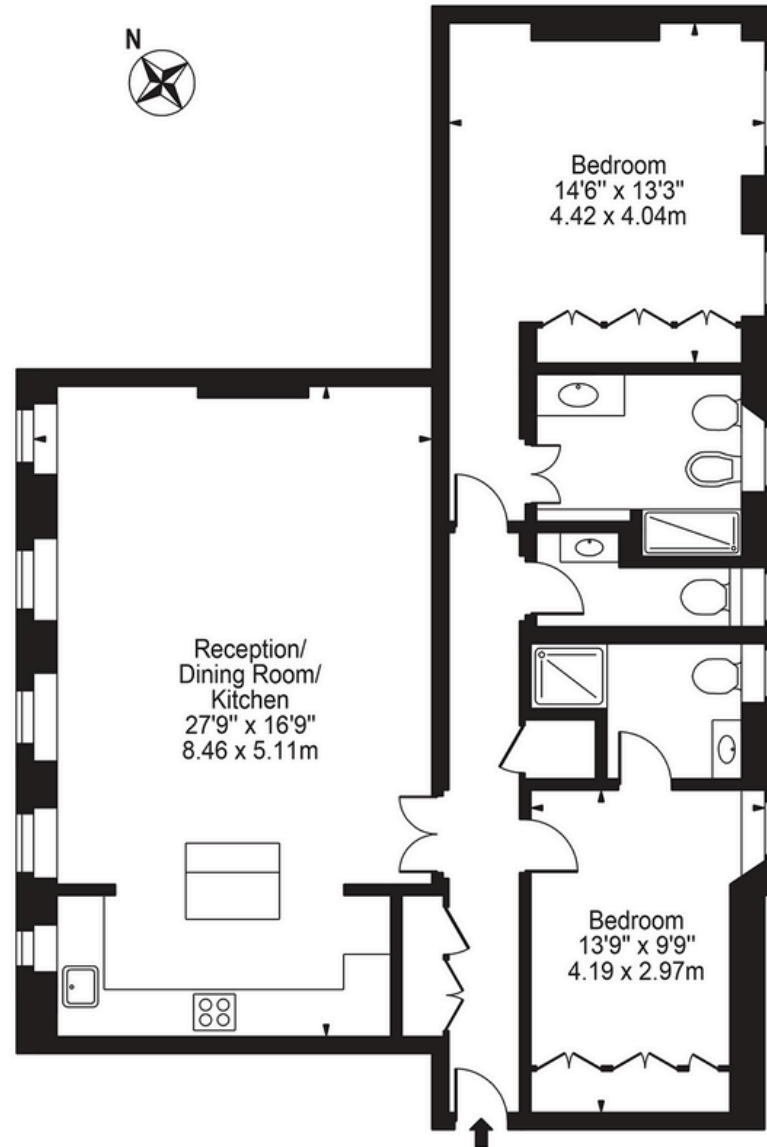
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## Queen's Gate

Approx. Gross Internal Area 1101 Sq Ft - 102.29 Sq M



Raised Ground Floor  
For Illustration Purposes Only - Not To Scale

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.