



# Queen's Gate Mews, SW7

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External

Raised Ground Floor





# Queen's Gate Mews, SW7

Leasehold - 950 years

£700,000 STC

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With a brand new 950-year lease, comes a charming one-bedroom flat with private courtyard, in a popular mews moments from Kensington Gardens.

This raised ground-floor mews flat comprises of a large living room, large double bedroom with built-in storage, separate kitchen, and bathroom. Of particular note, the property comes with a large and peaceful courtyard shielded by the surrounding garden wall, perfect for outdoor dining. This property is perfect for anyone looking for a pied-a-terre in South Kensington, and looking to carry out renovation work.

Queen's Gate Mews is a picturesque mews with a friendly local pub, used as the backdrop to numerous films and drama series.

## LOCATION

Queen's Gate Mews is situated close to Kensington Gardens, High Street Kensington, the Royal Albert Hall, and the Natural History Museum amongst others.



Raised Ground Floor

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External

FEATURES

Reception Room	Separate Entrance
Kitchen	Courtyard/Garden
Double Bedroom	Long Lease (950 years)
Bathroom	Renovation Opportunity

OTHER USEFUL INFORMATION

EPC	C
Council Tax Band	F
Annual Ground Rent	£60
Annual Service Charge	£3,360

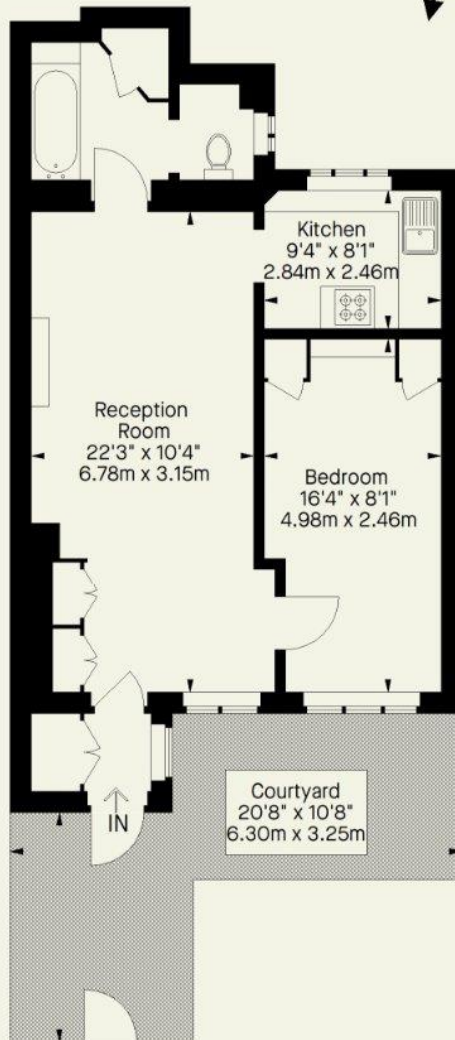
NEAREST TUBE STATIONS

Gloucester Road & South Kensington (Piccadilly, Circle & District lines)
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Approximate Gross Internal Area

536 FT<sup>2</sup>- 49.8 M<sup>2</sup>



## Raised Ground Floor

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