Campbell Court 1-7 Queens Gate Gardens, South Kensington, SW7

Asking Price £1,350,000, Leasehold

NAPIER WATT
T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF

Description

This bright three-bedroom apartment on the sixth floor of a popular portered block offers a balcony overlooking beautifully landscaped gardens.

The property comprises a reception room, separate kitchen, main bedroom with en-suite, two further bedrooms, and a family bathroom.

Located in Queens Gate Gardens, it's just moments from Gloucester Road's shops, bars, and restaurants. The nearest underground station, Gloucester Road, provides easy access to Piccadilly, District, and Circle Lines, making it an ideal location for both work and play. EPC - C.

Air Conditioning

Key Features

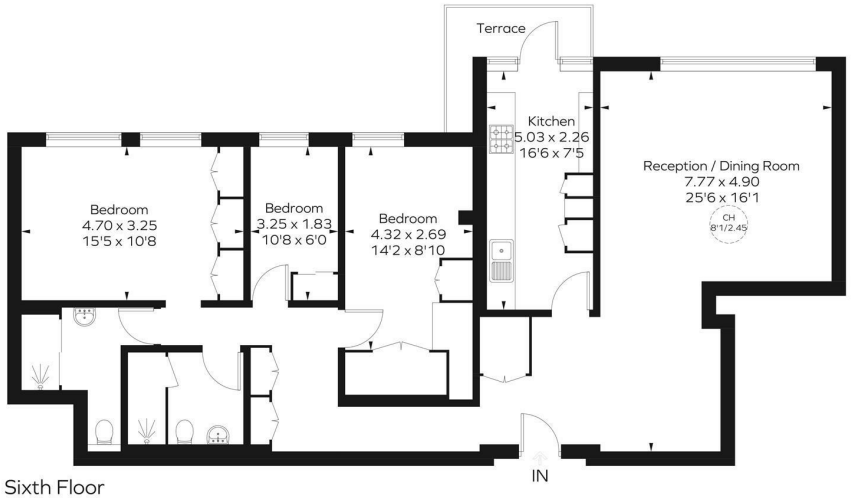
- AIR CONDITIONING
- 24 HOUR PORTER
- BALCONY
- INCREDIBLE VIEWS

Terms

99 years from 24 June 1970 ie 46 years
Rent : £75 rising to £175 and other sums
Service Charge: £11,849.60 per annum inc. heating and hot water
Council Tax band G £2304 per annum
EPC: C

CAMPBELL COURT

Approximate Gross Internal Area = 1200 sq. ft. (111.5 sq. m.)



Sixth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
ID 910033

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.