

Queen's Gate Gardens

London SW7



equilibrium
london



Queen's Gate Gardens

London SW7

An immaculately restructured and re-built lateral Grade II Listed apartment occupying a beautiful central position facing west on this beautiful garden square which pays homage to Haussman's Paris and interior designed with a 1950's and 1960's aesthetic.

At just over 1,500 sq feet (140 sq metres), with 4.5m ceiling heights the property offers substantial lateral living in a period Victorian villa and 3 sets of full height French doors overlooking the gardens delivering the most extraordinary natural light.

Offering a spacious entrance hall, an unsurpassed double reception room with three different zoned areas, a master bedroom suite, second bedroom, guest bathroom and a large outside 1st floor balcony the apartment provides outstanding volume and has been lavished with every comfort for luxurious living.

- Systemline multi-room audio visual system to every room
- Lutron Homeworks scene set lighting and digital keypads
- Concealed Silent Gliss blinds to every window for 90% shading
- Bespoke furniture including chandeliers, dining suite and exquisite finishes in waxed marmarino, polished plaster, marble and antiqued mirror glass
- Panic Buttons with state of the art security that can be monitored from anywhere in the world using ipad or iphone
- Kensington & Chelsea parking permit and access to the private secure communal gardens
- Double reception room with formal, informal and dining zones
- Master bedroom suite luxuriously appointed with second bedroom and guest bathroom
- Varena kitchen with Gaggenau appliances and bespoke timber surround
- Concealed drop down cinema screen for movie viewing
- Underfloor heating to all stone areas

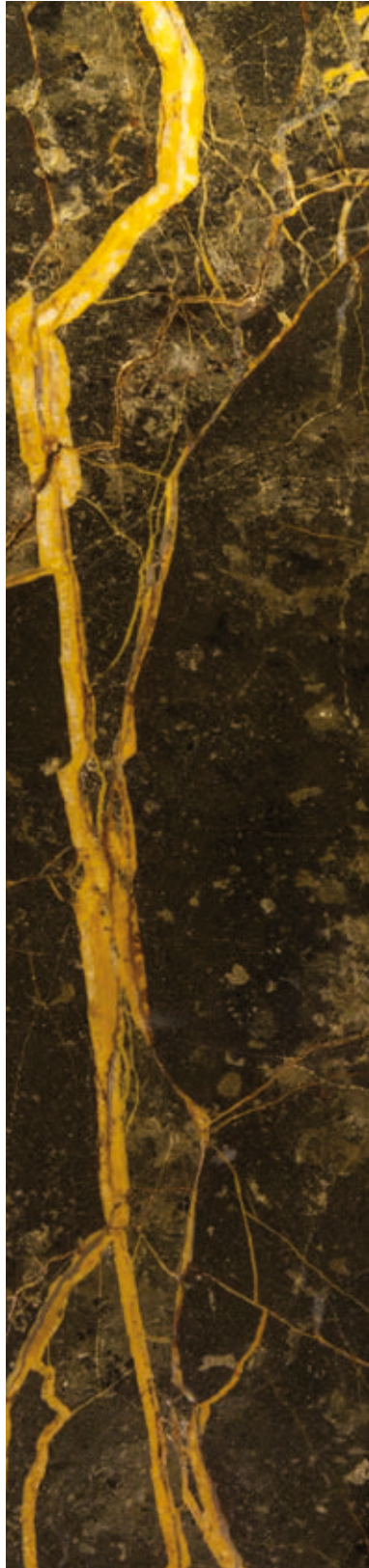
Lighting

Lutron lighting throughout the living and entertainment areas, the system allows pre-set lighting for different moods all controlled from a central wallplate or by the integrated Systemline controls also operates the multi-room audio visual system, automated blinds, heating and security. The system allows for example a pre-dimmed setting for cinema viewing and can be operated from iPhones.

The Lutron system also operates the 5 amp floor and table lamp circuits.







Home Entertainment

A multi-room Systemline AV system has been installed throughout the apartment with ceiling recessed speakers in all rooms and powerful wall mounted speakers to the reception room. The cinema in the main reception room has an integrated surround sound system for music and home cinema operation with 5 speakers. The whole system is scaleable for operation with other separates including TV, DVD, CD, PC, internet streaming and Games consoles with the benefit of surround sound from any source. Included in the living area and entertainment area is a 55" HD Loewe television and a concealed home cinema system consisting of an automated concealed drop down cinema screen operated from a single button.





Master Suite

The master suite also has its own dedicated entertainment system with a wall mounted HD Loewe plasma television concealed in the wardrobes. The living area and all bedrooms are wired for Sky Plus allowing multi-channel viewing in these rooms.

The bedroom enjoys an easterly aspect giving morning light and is luxuriously appointed with silk/wool carpets and silk lined wardrobes.

Specification

Floors

Natural oak parquet flooring in a chevron pattern finished with a matt lacquer in the living areas

Guest bathroom in antiqued honey polished limestone slabwork and highly polished Port Saint Laurent vanity tops

Master bathroom in bookmatched Calacatta Oro slabwork with an uplit feature over bath & shower

Bookmatched Calacatta Oro in the kitchen worktop

Silk and wool hand stitched and knotted carpets in all bedrooms

Electric underfloor heating to all stone areas and heated mirror pads to bathrooms to ensure they remain mist free

Kitchen

Varena Kitchen finished in matt lacquered cabinets form the tall units and undercounter units. A walnut timber surround provides a designed finish to the cabinets and Calacatta Oro bookmatched marble worktops and splashback and incorporating Gaggenau integrated appliances including additional wine fridge to store a further 50 bottles.

Fitted Furniture

Floor to ceiling full height bespoke wardrobes to master and guest bedroom suites in wenge stained oak and clad in silk

Bespoke satin lacquered maple dressing table with leather inlay in guest bedroom

Bespoke fitted AV unit with a specialist unique finish to reflect a parchment effect in plaster with handpolished and waxed resin topcoat in main reception room

Walls

Specialist finishes in polished and waxed marmorino in hallway and guest bathroom areas

Silk clad wardrobes to master and guest bedrooms

Antiqued mirror glass to reception area

Grasspaper and Hessian wall coverings in guest bedrooms

Bespoke headboards designed with silk and bronze finishes

3 part bespoke skirting boards to the reception room

Bathrooms

Calacatta Oro marble uplit feature wall and vanity unit to master bathroom in bookmatched slabwork

Port Saint Laurent vanity units in guest bathroom with polished Marmorino walls and antiqued honey limestone shower enclosure and floors

Vola wall mounted taps and fixtures to all en-suite bathrooms and guest bathroom

Underfloor heating and heated mirror pads to all bathrooms

Windows

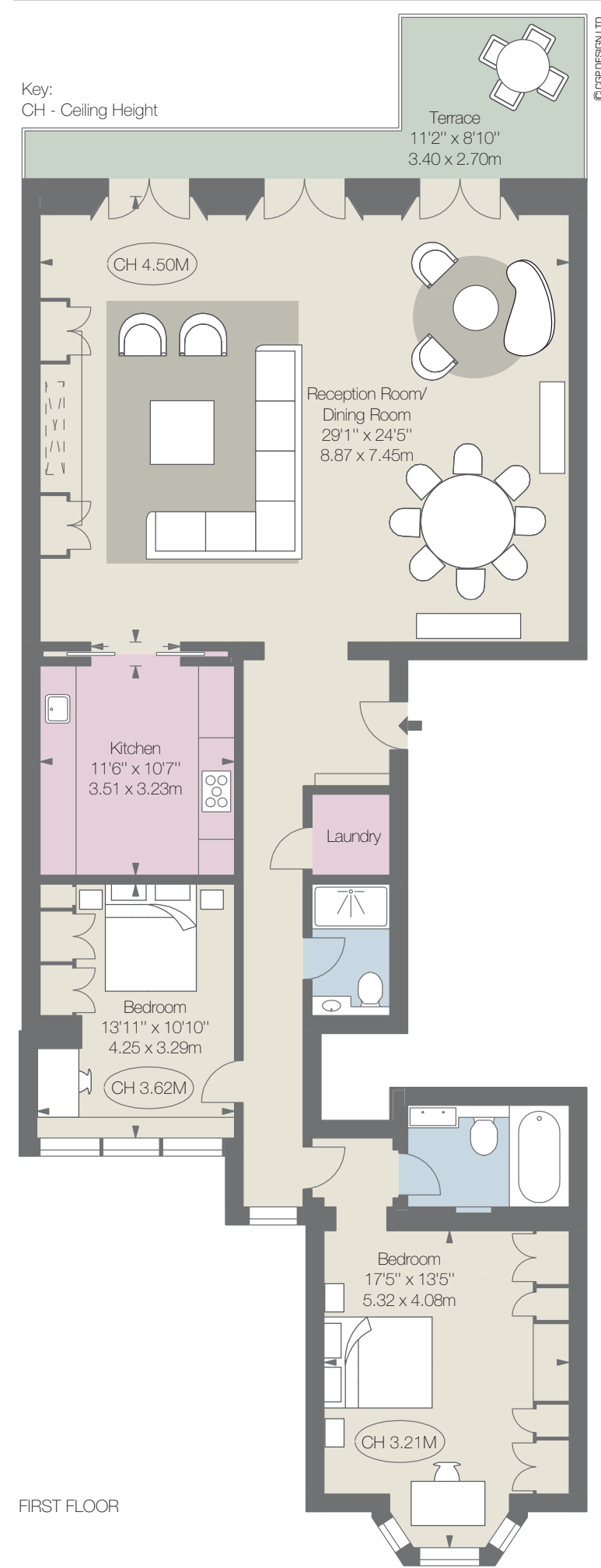
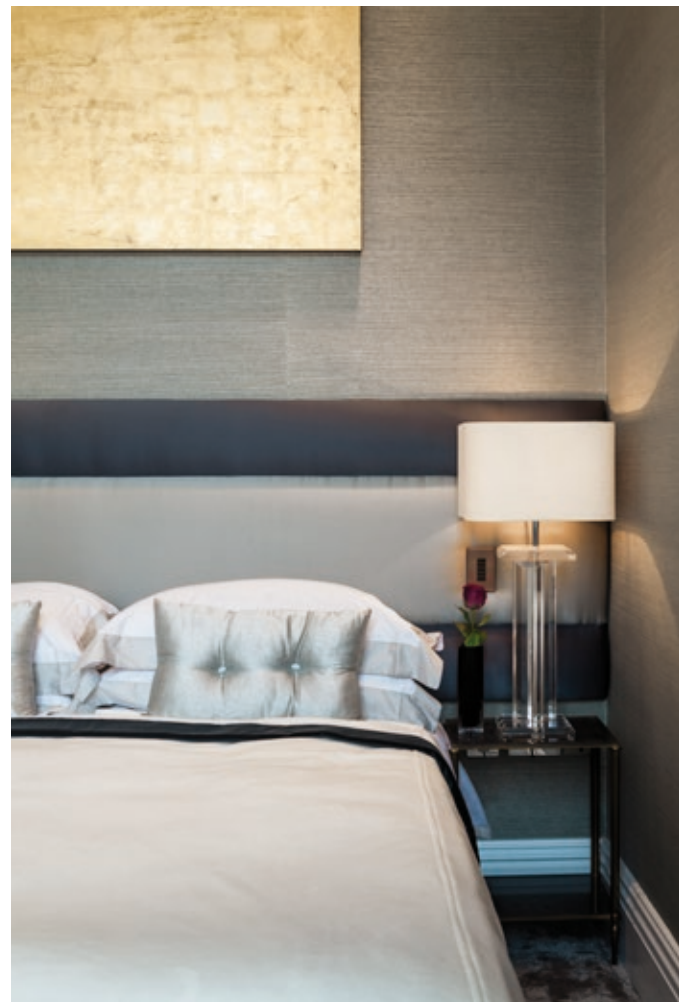
All windows fully refurbished with new sashes and felt neoprene seals dressed with concealed automatic fabric Silent Gliss blinds with 90% light reduction to allow daytime or night time use operated by the Lutron and Crestron system

All curtains in bedroom areas in silk with wool/silk mix

Gardens & Exterior

Bespoke metal planters throughout all windows planted with lavender and green leaf fillers illuminated with dedicated spotlights





Terms

Tenure
Leashold, with 153 years remaining

Service Charge
Approximately £7,000 per annum

Local Authority
Royal Borough of Kensington and Chelsea

Price
On application

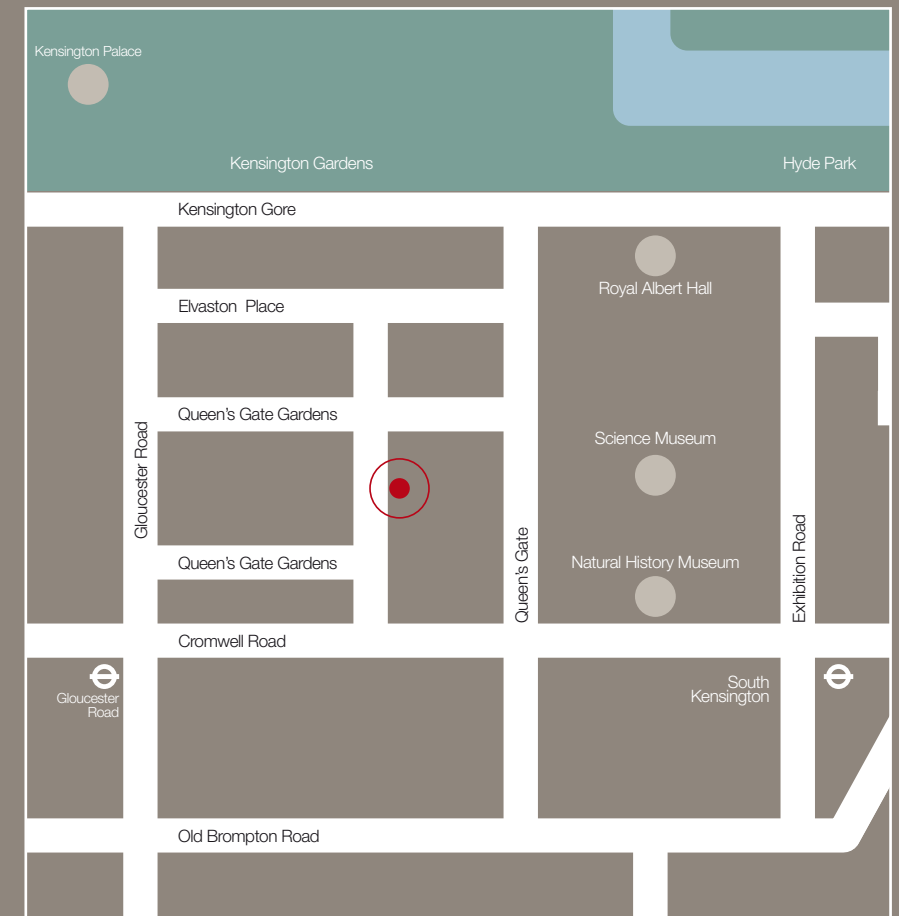
Further information
equilibriumlondon.com

Gross Internal Area (Approximate)
1,501 sq ft / 139.44 sq m

Gross Terrace Area (Approximate)
134 sq ft / 12.51 sq m

Gross Total Area (Approximate)
1,635 sq ft / 151.95 sq m





Location

Located in the best position on the square, the apartment occupies a central position facing West enjoying all day light in the reception areas while receiving morning light in the bedrooms.

Queen's Gate Gardens is a tranquil garden square of Grade II Listed properties situated in the heart of South Kensington. It is within a few minutes walking distance of Hyde Park and the international boutiques of Knightsbridge including Harrods and Harvey Nichols. The café society of South Kensington and the world famous landmarks of Natural History and V&A museums are a stone's throw away.

equilibrium
london

If you require this publication in an alternative format, please contact Strutt & Parker on telephone 020 7235 9959. **IMPORTANT NOTICE** Strutt & Parker, Savills and Equilibrium London for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Strutt & Parker, Savills nor Equilibrium London has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Strutt & Parker Savills nor Equilibrium London nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken March 2016. Particulars prepared April 2016 MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. CGP14909-FS07J. Brochure by CGPCO 020 7222 7222