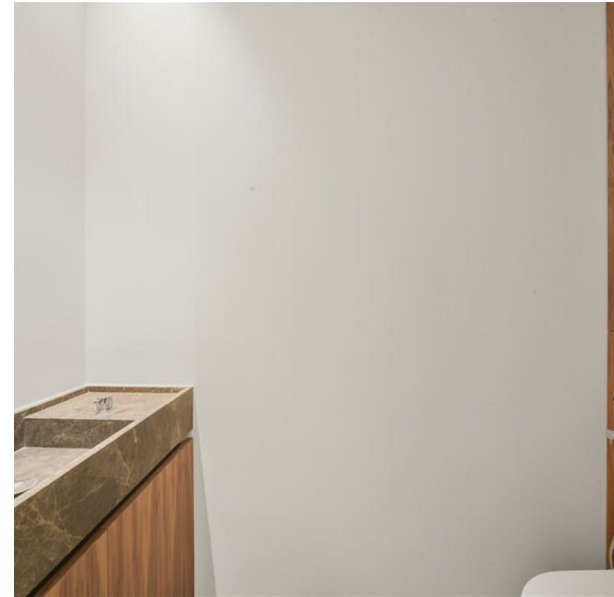


FLAT 2, 30 QUEEN'S GATE TERRACE, LONDON, SW7 5PH  
£8,500 PER MONTH  
COUNCIL TAX BAND: G

TRISPENS



AN EXCEPTIONAL TWO BEDROOM DUPLEX APARTMENT, BEAUTIFULLY REFURBISHED AND SET WITHIN AN ELEGANT PERIOD BUILDING ON THE PRESTIGIOUS QUEEN'S GATE TERRACE IN THE HEART OF SOUTH KENSINGTON.

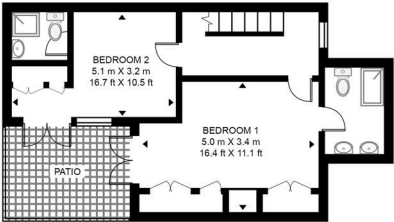
ARRANGED OVER THE GROUND AND LOWER GROUND FLOORS, THIS OUTSTANDING HOME COMBINES TIMELESS PERIOD CHARACTER WITH SOPHISTICATED CONTEMPORARY INTERIORS. A THOUGHTFULLY DESIGNED LAYOUT IS COMPLEMENTED BY HIGH QUALITY FINISHES THROUGHOUT, INCLUDING ELEGANT WOOD FLOORING AND A BESPOKE KITCHEN FITTED WITH PREMIUM INTEGRATED APPLIANCES, CREATING A STYLISH AND PRACTICAL SPACE FOR MODERN LIVING.

BOTH DOUBLE BEDROOMS BENEFIT FROM LUXURIOUS EN-SUITE BATHROOMS, WHILE A SEPARATE GUEST WC ADDS FURTHER CONVENIENCE. AIR CONDITIONING THROUGHOUT ENSURES YEAR ROUND COMFORT, AND TO THE REAR OF THE PROPERTY, A PRIVATE COURTYARD PROVIDES A TRANQUIL OUTDOOR RETREAT.

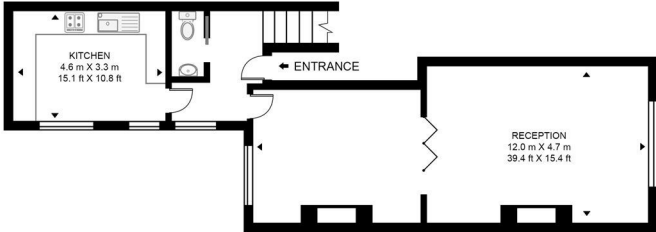
OFFERED UNFURNISHED, THIS RESIDENCE PRESENTS THE PERFECT OPPORTUNITY TO CREATE A HOME TAILORED TO YOUR OWN STYLE. IDEALLY POSITIONED JUST MOMENTS FROM THE BOUTIQUES, CAFÉS, RESTAURANTS, MUSEUMS AND EXCELLENT TRANSPORT CONNECTIONS OF SOUTH KENSINGTON AND GLOUCESTER ROAD.

QUEENS GATE TERRACE

APPROXIMATE GROSS INTERNAL FLOOR AREA 1449 SQ.FT (134.6 SQ.M)



LOWER GROUND FLOOR



GROUND FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
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| Energy Efficiency Rating                    |  | Current                 | Potential                                                                             |
|---------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                       |
| (92 plus) A                                 |  | 75                      |                                                                                       |
| (81-91) B                                   |  |                         |                                                                                       |
| (69-80) C                                   |  |                         |                                                                                       |
| (55-68) D                                   |  |                         |                                                                                       |
| (39-54) E                                   |  |                         |                                                                                       |
| (21-38) F                                   |  |                         |                                                                                       |
| (1-20) G                                    |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| England & Wales                             |  | EU Directive 2002/91/EC |  |