



## 5 Queensberry Place, London, SW7 2DL

**£830 Per Week**

A LARGE 2 BEDROOM (1 DOUBLE BEDROOM & 1 SINGLE BEDROOM, WHICH COULD BE USED AS AN OFFICE) APARTMENT WITHIN THIS BEAUTIFUL PERIOD BUILDING LOCATED OFF THE CROMWELL RD IN THE HEART OF SOUTH KENSINGTON, SW7

This lovely apartment comprises of a separate fitted kitchen, spacious bright and sunny reception room with large bay window, master bedroom with raised dressing area and a walk in wardrobe, second bedroom has access to a private balcony, modern shower room.

Queensbury Place is located only a 5-6 minute walk from South Kensington Station (Circle, District & Piccadilly lines)

A Waitrose supermarket is a short walk away as are local shops, restaurants, bars and coffee shops.

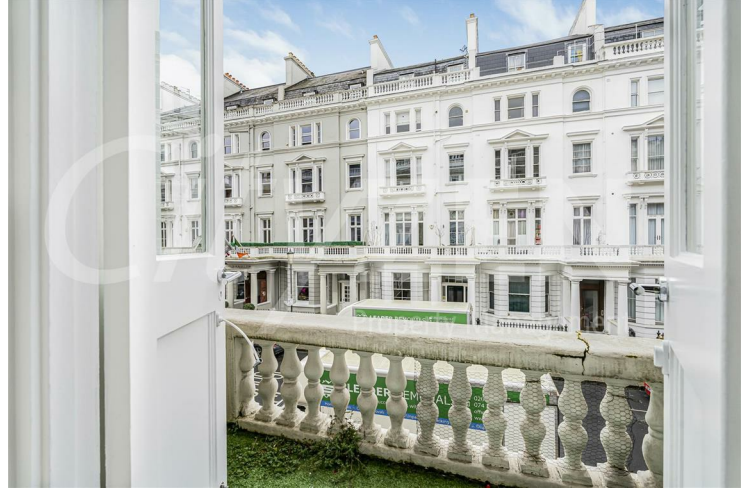
COMES FURNISHED.

- SOUTH KENSINGTON SW7
- 2 BEDROOMS\*\*
- \*\*1 DOUBLE BEDROOM & 1 SINGLE BEDROOM
- LOCATED OFF CROMWELL ROAD
- 6 MIN WALK TO SOUTH KENSINGTON STATION
- WAITROSE 0.3 MILES
- SEPARATE KITCHEN
- FURNISHED
- MODERN SHOWER ROOM
- BALCONY

# 5 Queensberry Place, London, SW7 2DL



RECEPTION ROOM



BALCONY



BEDROOM



BALCONY



BEDROOM



QUEENSBURY PLACE

# 5 Queensberry Place, London, SW7 2DL



**BEDROOM**



**WALK IN WARDROBE**



**BEDROOM**



**SHOWER ROOM**



**BEDROOM**



**KITCHEN**

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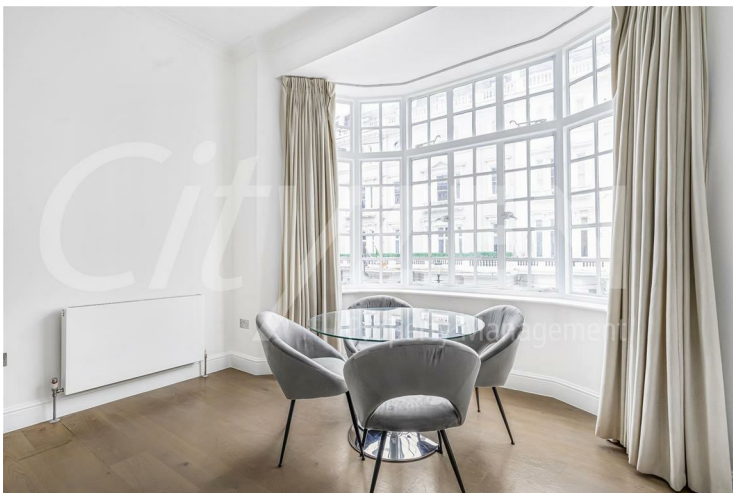
KITCHEN



RECEPTION ROOM

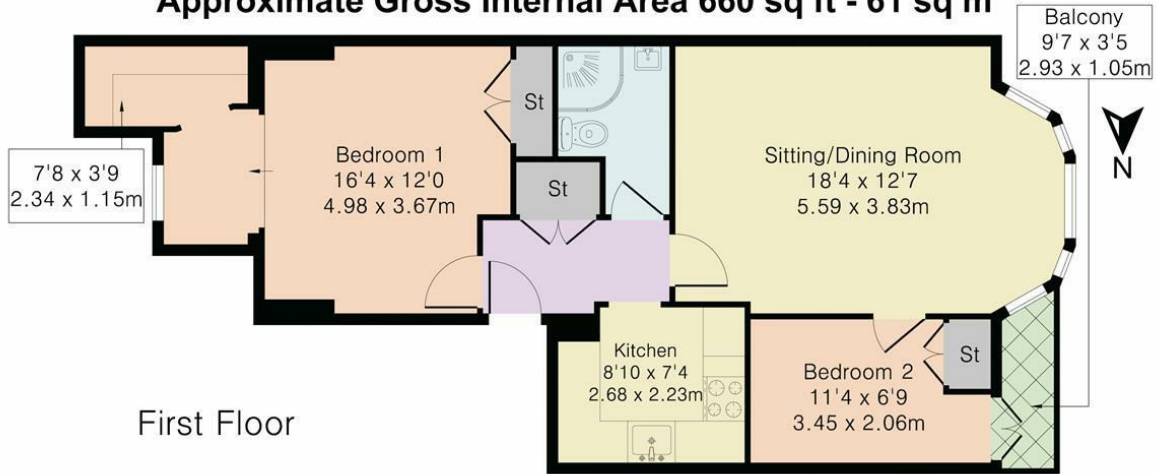


RECEPTION ROOM

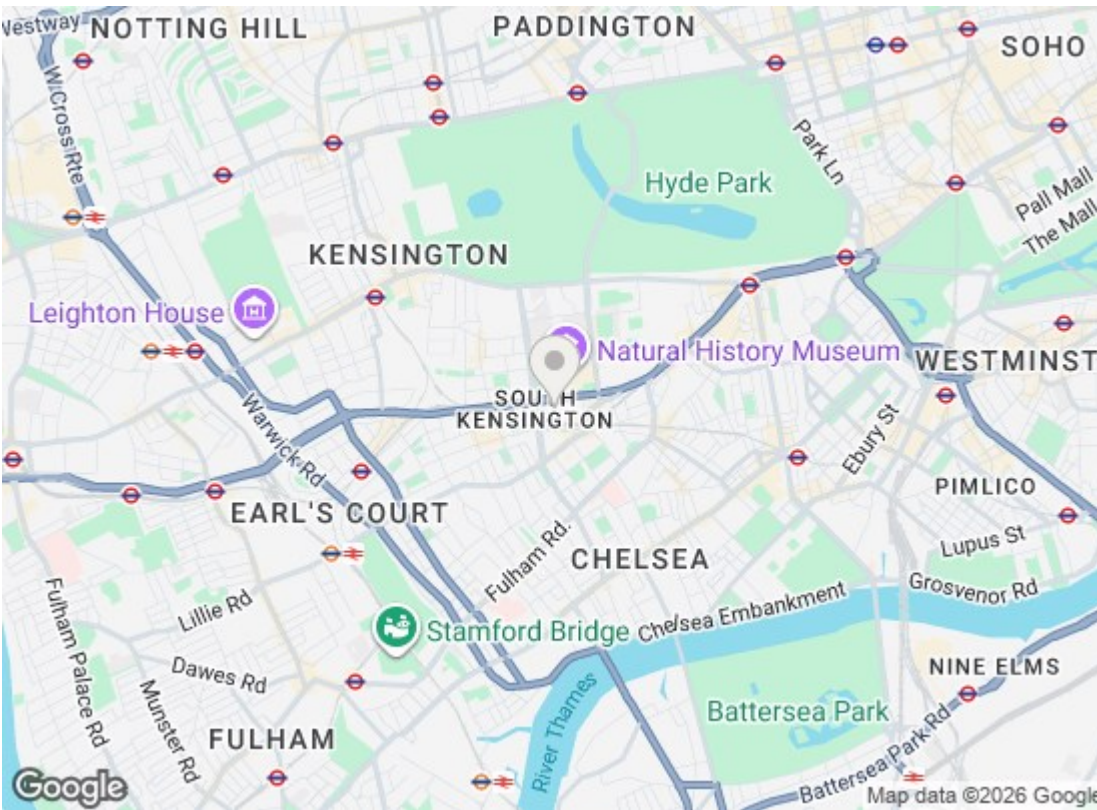


RECEPTION ROOM

**Approximate Gross Internal Area 660 sq ft - 61 sq m**



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	82
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.