



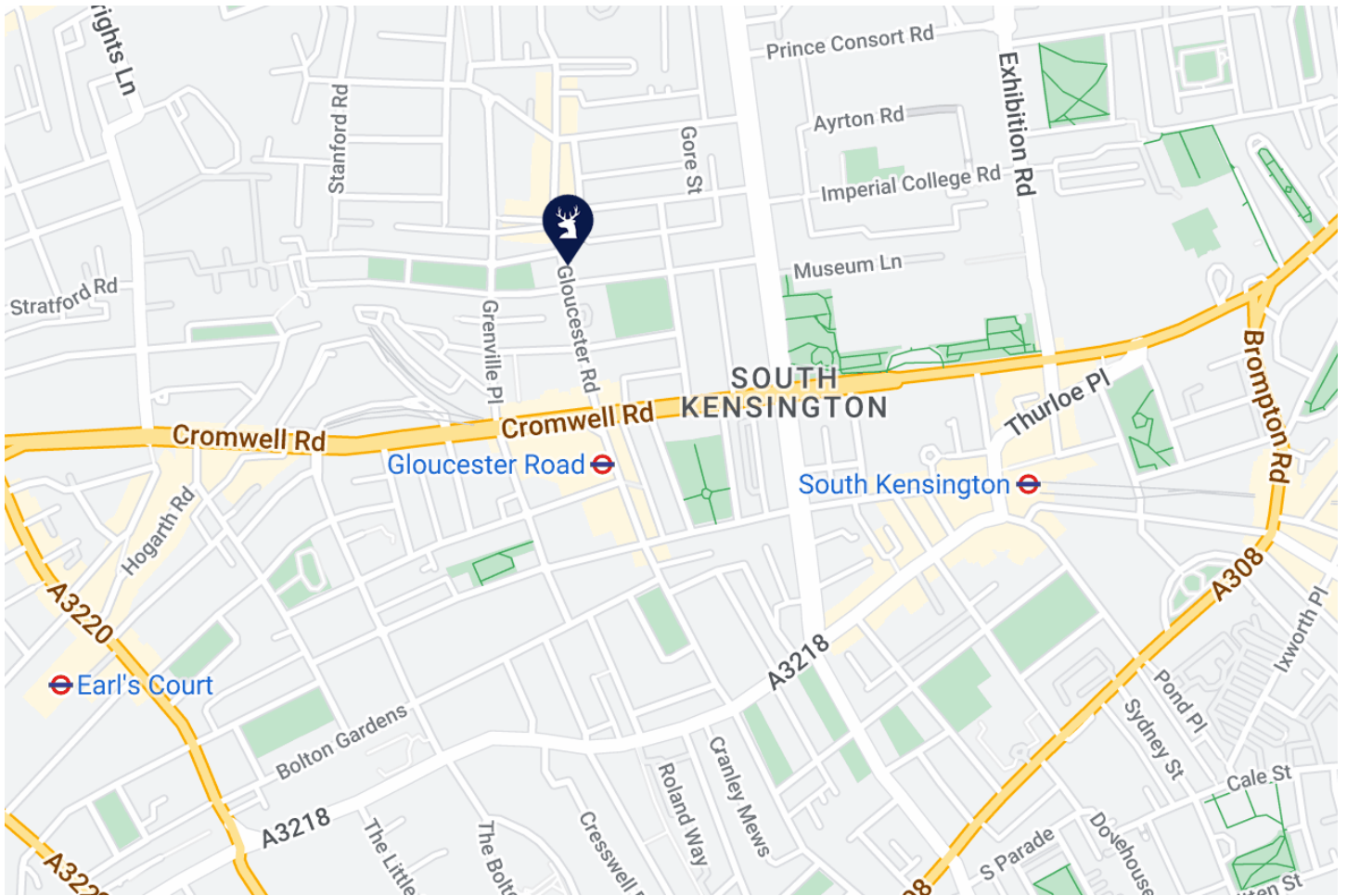
## Gloucester Road, SW7

£950,000 Freehold

594 sq ft (55 m<sup>2</sup>) • • Large Bedroom • Additional Office Space • Bathroom • Reception room • Kitchen/breakfast room • EPC: E



Douglas  
& Gordon



A beautifully presented one bedroom raised ground floor flat that has proved to be a fantastic rental investment for the current owner. The flat provides spacious (594 square feet) and stylish accommodation whilst being quietly situated to the rear of this attractive stucco-fronted house close to the corner of Gloucester Road and Queen's Gate Gardens.

The flat itself is light and airy and offers excellent entertaining space with a large kitchen breakfast room and double aspect reception room. The large double bedroom has excellent storage with abundant natural light throughout. There is an additional space located off of the hallway which works excellently for a small office with built in storage.

### Good to know

- Nearby station: Gloucester Road  
200m (2 mins) (Line of sight)
- Gross floor area: 594 sq ft (55 m<sup>2</sup>)
- Local authority: Kensington & Chelsea
- Council tax band: E

\* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	<b>B1</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>E1</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

### Chelsea Office

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