

WAYNE & SILVER



3-7 Queens Gate Terrace

South Kensington, London, SW7 5PE

£18,000,000

A rare opportunity to purchase three attractive Georgian townhouses in a prime London location.

The accommodation consists of 48 student bedrooms over basement to fifth floors which are single, dual, triple and quadruple occupancy. Two kitchens per floor except on the ground and lower ground floors where there is one large kitchen per floor. There is also a staff bedroom on the ground floor and in the basement there are two classrooms, three offices, social/study area with computer lab and laundry. There is also storage under the pavement.

This freehold property is located in the heart of South Kensington just moments from Hyde Park. The current use is for student accommodation (Sui Generis) and part education (D1). The use could be changed subject to the usual planning consents.

Sole Agents

Viewing

Please contact our Hampstead Sales Office on 020 7431 4488 if you wish to arrange a viewing appointment for this property or require further information.



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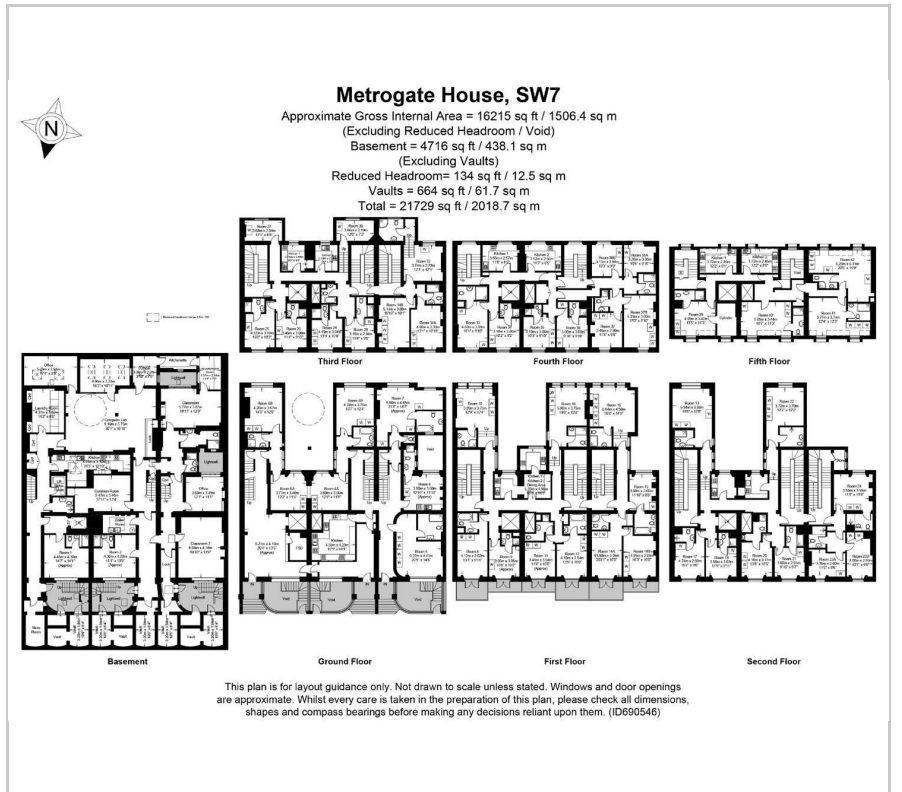




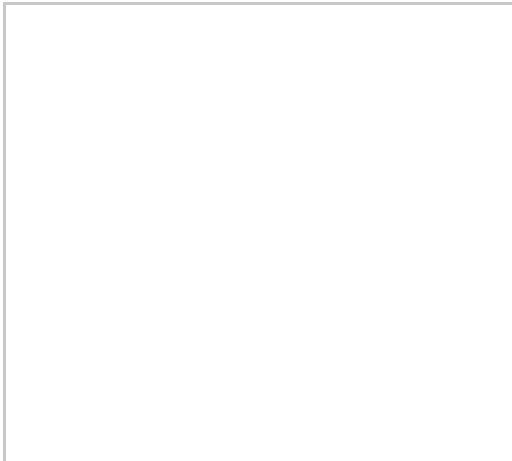
Energy Efficiency Graph

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (82 plus) A | |
| (81-91) B | | (61-81) B | |
| (69-80) C | | (49-60) C | |
| (55-68) D | | (35-48) D | |
| (39-54) E | | (19-34) E | |
| (21-38) F | | (1-18) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.