



QUEEN'S GATE

SOUTH KENSINGTON SW7

A truly sensational first-floor two-bedroom lateral apartment offered to market in award-winning turnkey condition.

107 Queen's Gate enjoys air conditioning, direct lift access, south-facing views towards Onslow Gardens and four terraces in the heart of prime central London at South Kensington.



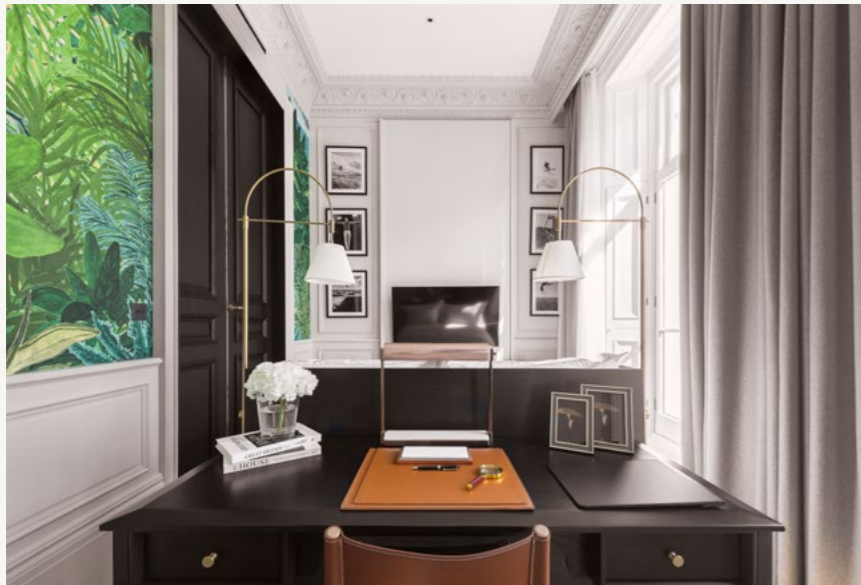


An exceptional South Kensington apartment with finely crafted bespoke interiors

Bright and spacious, this two-bedroom, two-bathroom first-floor corner apartment boasts distinguishing features that are rare even among London's most exclusive residences.

The property's corniced ceilings, nearing 4m in height, foster a sense of grandeur and openness. French doors open onto four separate balustrade balconies, which look out over the private Onslow Gardens. State-of-the-art innovations, commissioned artworks, a gym membership, concierge service, and luxury amenities uphold the modern health and well-being standards. Designed by The Eav's Group, a promising real estate developer and designer, this property has won the category of Best Luxury Apartment Interior Design in the Luxury Lifestyle Awards 2022.

The Victorian building that houses the apartment was built by Sir Charles James Freake and dates back to 1874; it was listed as Grade II in 1969 and is part of the Queen's Gate Conservation area. This heritage has been respected throughout the renovation, while the apartment's modern design reflects contemporary living. The original architrave has been retained and restored while the old cornicing was completely removed and updated with carefully chosen cornices as a nod to the building's legacy. New life has been breathed into the apartment with central air conditioning and heating, insulated bathrooms and under-floor heating added.





Custom joinery and finishes make every piece unique

Expert artistry comes courtesy of Jonathan Eav Atelier, the interiors division of The Eav's Group. Jonathan Eav's signature style centres around an ability to blend contrasting materials, patterns and colours in a timeless, elegant and unique way, all harmonised to be ingeniously coherent.

At 107 Queen's Gate, this includes combining engineered chevron flooring with custom-designed marble mosaic floors, which in turn feature artistic inserts and a contrasting border. The property also features bespoke handmade joinery and furniture that introduces bold touches, from the handcrafted bar and wine storage counter that utilises Verde San Denise marble to the striking full-height brass bookcase that has an unusual and eye-catching matt-gold colouring.

The unusually large bathroom is spacious and airy. The design layout enables residents to feel pampered, with the finish including clean-living amenities that reflect progressive modern hygiene standards, including a urinal. A bespoke double-sink vanity unit, invisible screen TVs hidden behind the mirrors and distinctive marble-tile floors complete the space.

Fittings, fixtures and appliances are exceptional, from Toto and Villeroy & Boch bathroom fittings and Gaggenau kitchen appliances to a Liebherr wine fridge, and stylish tableware from The Sebastian Conran Gifu Collection.



Embracing the art of living

Supporting emerging artists by commissioning bespoke artworks for each property is also important to the Eav's Group, and for 107 Queen's Gate. British artist Jo Charlton has created a stylised depiction of trees in rustic reds and her signature gold leaf - which gives warmth and luminosity. This desirable apartment is in the heart of the renowned neighbourhood of South Kensington.

Within a short distance can be found the world-famous Natural History Museum, the Victoria and Albert Museum (where a major new Chanel exhibition is opening in 2023) and South Kensington Underground Station. 107 Queen's Gate is also close to the iconic Royal Albert Hall and Kensington Gardens. Michelin-starred restaurants, art galleries, theatres and world-class luxury retail areas, such as Harrods, Sloane Street and the King's Road, are all in close proximity.

To facilitate an active, healthy lifestyle, the new owner of 107 Queen's Gate will receive a pre-paid membership to Equinox, one of South Kensington's best and most luxurious gyms. Also on offer is a year's worth of concierge services, providing support for everything from travel arrangements and bookings to logistical tasks and personal errands to make life seamless.







GENERAL SPECIFICATION

- Grade II listed
- Victorian residential building
- Triple-aspects, 270° balcony access
- Stunning first floor lateral apartment
- South-facing views over Onslow Gardens
- Historical fireplace
- Classic Victorian, beautiful stucco-fronted building
- Floor-to-ceiling French windows with direct access to the balconies
- Four balconies, one Juliet balcony
- Direct lift access
- Cast iron staircase with oak handrails and royal blue carpet

CEILING

- Approximately 4 meters high in all main rooms
- Beautifully plaster-crafted corning throughout, incorporating sprinklers, smoke and heat detectors, recessed and cove light fittings
- A premium paint-applied finish

COOLING & HEATING

- Daikin central air conditioning and heating
- Cast iron column radiators
- Thermal insulation in all bathrooms with an under-floor heating system

INTERNAL WALLS & DOOR

- Internal walls constructed to a high level of sound insulation
- Historical door panelling with retained architrave detail
- Bespoke hand-crafted, hand brush wall panelling
- Approximately 3.5 meters high double doors with honeycomb structure
- Contemporary timber doors with chrome inlay
- Co-ordinated ironmongery throughout, with classic handles and locks fitted to the entrance door and all bedroom and bathroom doors

JOINERY

- Bespoke and hand-crafted, using hardwood/veneers, where applicable
- Fine detail glass wall panels with chrome strip to all bathrooms

- Hand-crafted bar with Verde San Denise marble, and under-counter wine storage to dining room
- Bespoke, hand-crafted kitchen cabinetry
- Calacatta Magnifico kitchen worktop

FLOORING

- Acoustic and thermal insulation in all bathrooms with under-floor heating system
- Finishes with engineered oak Parquet style throughout, featuring handcrafted artisan French chevron design in:
 - Living room, with contrast marble insert border and bronze strip inlay
 - Kitchen
 - Guest wardrobe
 - Cloakroom
- Bespoke patterned marble with insert contrasting border design in:
 - Dining room
- Hand-crafted artisan tile mosaic design in:
 - Entrance hall
- Carrara honeycomb hexagon marble mosaic floors with premium natural veins black marble inset border to all bathrooms
- English plaid 100% wool carpet featuring engineered oak Parquet insert contrasting border design in:
 - Principal bedroom
 - Principal wardrobe
 - Guest bedroom

BATHROOM

- Sanitary-ware complemented by a classic range of bathroom hardware from Lefroy Brooks
- Aged-brass hardware from The Water Monopoly
- Premium multi-function toilet Neorest in the principal bathroom from TOTO
- Automatic wall-hung urinal with sensors in all bathrooms from TOTO
- Premium wall-hung toilet in the guest bathroom from Villeroy & Boch
- Premium Calacatta Gold patterned wall tiles in all bathrooms
- Carrara honeycomb hexagon marble mosaic floor with premium natural veins black marble inset border
- Premium non-slip natural stone shower floor in the guest bathroom

- Invisible screen TVs hidden behind the bathroom mirrors

LIGHTING

- Ornate chandeliers in the main rooms
- Exquisite wall lamps and table lamps throughout
- Dimmable LED technology
- Night illumination

APPLIANCES

- Gaggenau
 - Fridge freezer
 - Combi-steam oven
 - Single oven
 - Five-ring gas cook hob
 - Warming drawer
 - Fully integrated dishwasher
 - Water filter and cartridge
- Miele washing and dryer machine
- Liebherr built-in wine cooler
- Whynter freestanding wine refrigerator

AV INSTALLATION

- Designed to deliver state-of-the-art audio and visual distribution
- Sonos integrated sound systems throughout

SECURITY

- Video entry system
- Intruder alarm with smartphone access
- Alarm system with Du-Tech PIR sensor in each room and break-glass sensor to all French doors

OTHER

- Heat and smoke detector
- Hi-mist fire suppression sprinkler system
- Newest TV models in the living room and bedrooms
- Bathroom mirror-concealed TVs
- Window dressing with automatic blackout blinds



TENURE

Leasehold expiring 2182, or 159 years remaining

GROUND RENT

Approximately £150 per annum

SERVICE CHARGE

Circa £10,500 per annum; all upcoming major works have been paid for by the vendor

LOCAL AUTHORITY

The Royal Borough of Kensington & Chelsea

GUIDE PRICE

£4,890,000

COUNCIL TAX

Band F

EPC

Rating D

COMBINED AREA

1,995 square feet

INTERNAL AREA

1,710 square feet

BALCONY AREA

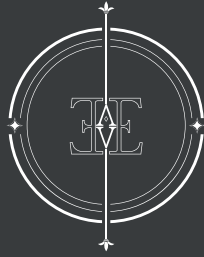
285 square feet

Strutt & Parker give no guarantee with regard to the accuracy of the floorplan drawing and areas stated.



- 1. Foyer
- 2. Living Room
- 3. Dining Room
- 4. Kitchen
- 5. Principal Wardrobe
- 6. Principal Bedroom
- 7. Principal Bathroom
- 8. Guest Bedroom
- 9. Guest Wardrobe
- 10. Plant Room
- 11. Guest Bathroom

A development by



THE EAV'S GROUP



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