



SUSAN METCALFE  
RESIDENTIAL



## Stanhope Gardens, South Kensington, SW7

£880,000

<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Surface</b>	671 sqft
<b>Tenure</b>	Leasehold 956 years
<b>Service Charge</b>	£4,292
<b>Outdoor Space</b>	Roof Terrace
<b>Parking</b>	Residents Permit
<b>Council Tax</b>	Council Tax Band: G (RBKC)

### VERY BRIGHT 2-BEDROOM APARTMENT

A bright third-floor 2-bedroom apartment with lift in this period building in the heart of South Kensington. The flat benefits from large sash windows and plenty of built in storage in the two bedrooms. The second bedroom could be made into a home study or dressing room. The flat is conveniently situated close to South Kensington Underground Station and near several key bus routes. Its location is ideal for all the shops, restaurants and bars in the area.

### Features

Entrance Hall, Reception Room, Kitchen, Double Bedroom, Second Bedroom/Study, Bathroom, Utility Room, Lift.



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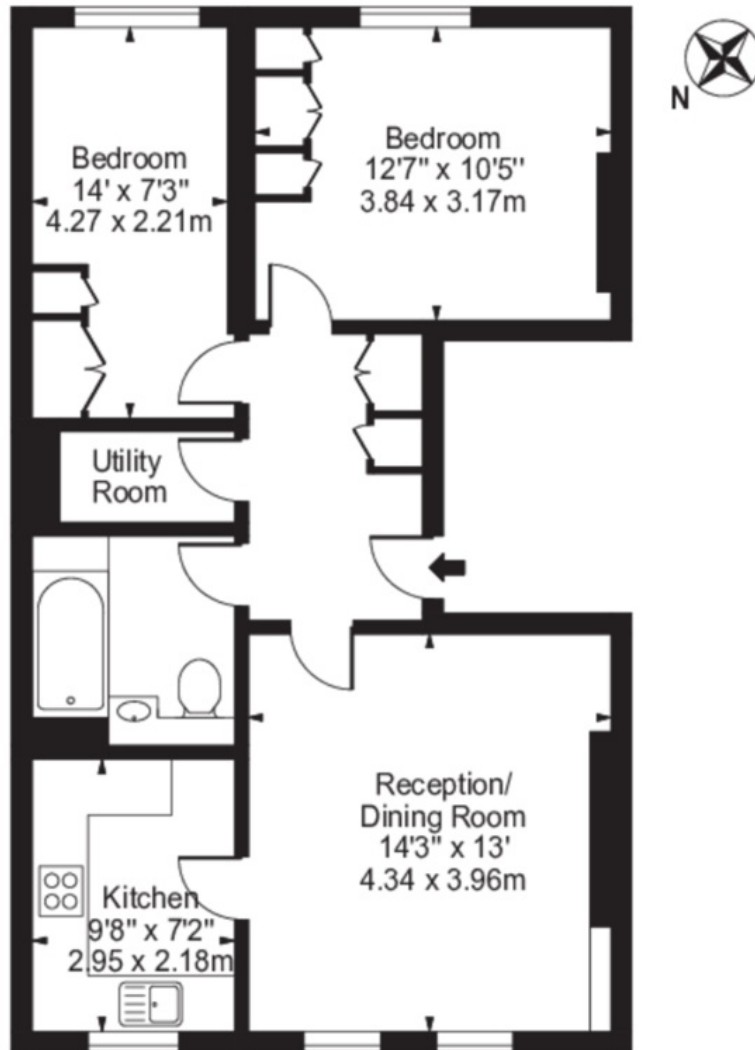




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Approx. Gross Internal Area 671 Sq Ft - 62.34 Sq M



### Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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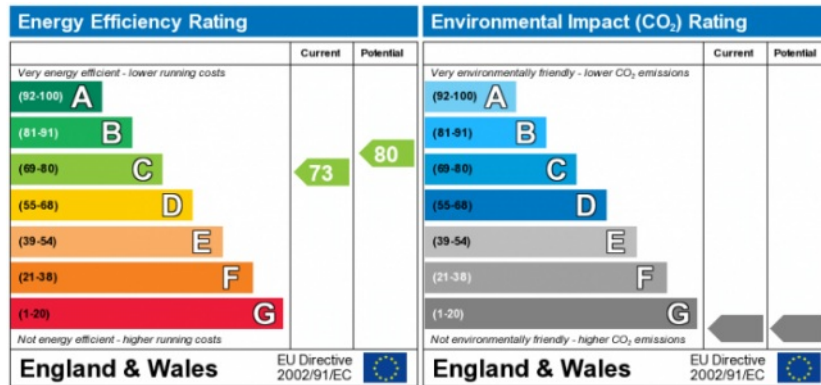
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



### IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.

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