



 BAARTZ

Collingham Road, London, SW5

Situated on the third floor (with lift) of Melbourne House, this two-bedroom flat boasts exceptional ceiling heights with an abundance of natural light throughout. Both bedrooms feature quality built-in storage, with the principal bedroom benefiting from a well-placed en-suite, complemented by a second guest bathroom conveniently located off the hallway. The elevated kitchen, thoughtfully partitioned from the reception room, adds further distinctive charm to the living space.

Whilst the property would benefit from updating, it presents a unique opportunity to reimagine the space to your taste. The flat is ideally suited to buyers looking for a London base, or those in search of an elegant pied-à-terre.

Melbourne House is a meticulously maintained period building on the prestigious Western Terrace. The property enjoys vistas of St. Jude's Church (East) at the front, with views over Courtfield Gardens (West) at the rear. The award-winning communal garden square, celebrated for its stunning landscaping, truly is an exquisite tranquil space.

- 2 Bedrooms
- 2 Bathrooms
- 1 Reception Room
- 1 Kitchen



This document has been prepared with care to ensure accuracy; however, all figures, areas, and lease terms are indicative only and should be independently verified. No representations or warranties are made by BAARTZ or its representatives regarding the completeness, accuracy, or reliability of this information. Interested parties are advised to carry out their own due diligence, inspections, and legal verification prior to purchase. All proposals are subject to contract.





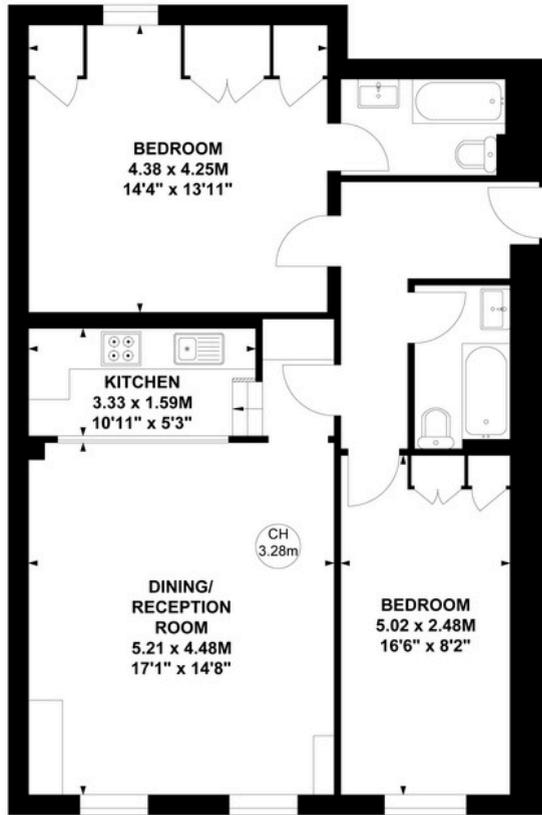
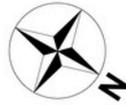


Melbourne House, SW5

Approximate gross internal area
80.86 sq m / 870 sq ft



Key :
CH - Ceiling Height



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: G

Tenure: Share of Freehold



Guide Price: £1,200,000

Subject to Contract