

GROSS INTERNAL AREA (GIA) The footprint of the property 126.3 sq m / 1359 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 1 sq m / 10 sq ft	EXTERNAL STRUCTURAL FEATURES Garden, Balcony, Terrace, Veranda etc. 17.9 sq m / 192 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5m 0.0sq m / 0.0 sq ft
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Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



**Flat 1, 17 De Vere Gardens,
Kensington, W8 5AN**

**Offers In Excess Of £1,150,000
Share of Freehold**

A beautifully presented lower ground floor two double bedroom apartment with direct access to a patio garden. The property also benefits from having a bright and spacious reception room, separate kitchen / breakfast area, two en suite bathrooms and an additional guest cloakroom being located on a popular residential road moments away from Hyde Park and Kensington High Street.

- 2 Double Bedrooms with En suites
- Separate Kitchen / Breakfast Area
- Guest Cloakroom
- No Onward Chain
- Ideal Location close to Hyde Park
- Bright & Spacious Reception Room
- Patio Garden not Demised but Private to the Flat.
- High Ceilings
- Well Presented Throughout

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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South Kensington Sales, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

Location

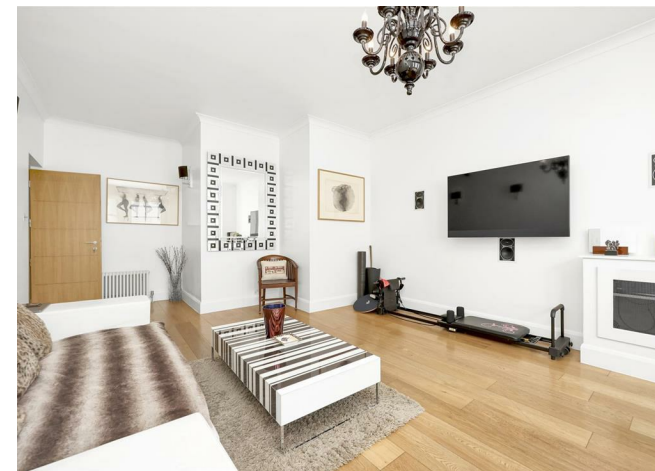
De Vere Gardens runs perpendicular to High Street Kensington and is virtually opposite Kensington Palace and Hyde Park. There are excellent restaurants, boutique shops and supermarkets on the High Street and the transport links of High Street Kensington Tube Station (District and Circle Lines Zone 1) are 0.3 miles away.



Description

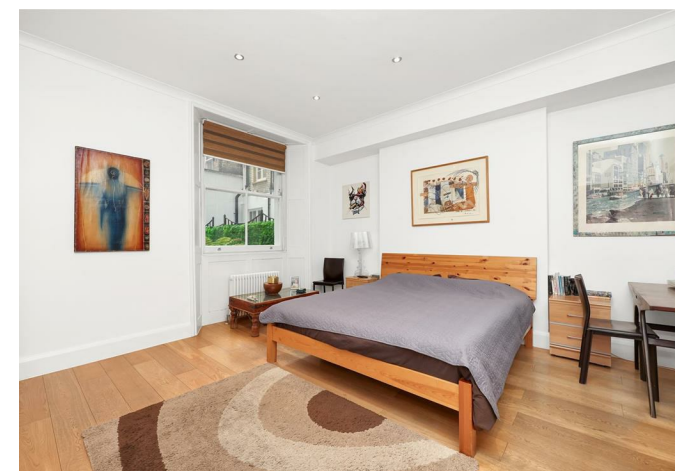
A superb apartment on the lower ground floor of a period property with a patio garden comprising arranged over one floor being within the region of 1360 Sq Ft.

The property comprises two double bedrooms, two bathrooms (both en suite), reception with space for dining table, modern, well-equipped kitchen and a patio garden (not demised but private to the flat).



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.