

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
124.2 sq m / 1336 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
2.9 sq m / 31 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0sq m / 0.0 sq ft

Maison  
VUE

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

De Vere Gardens, South Kensington, W8 5AN  
Guide Price £2,100,000 Leasehold



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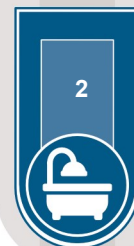
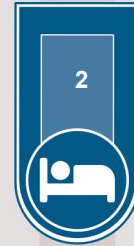
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THE LOCATION

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, Circle and Piccadilly Lines Zone 1) and Gloucester Road (District, Circle and Piccadilly Lines Zone 1) are a short walk away.



THE PROPERTY

Benefitting from high ceilings and period character this spacious two bedroom apartment boasts almost 1,400 sq ft of lateral living space across the raised ground floor of this beautiful period house.

Boasting a large entrance hallway off which leads a dining room and main reception room, both with very high ceilings. Additionally there is a modern kitchen with dining space and utility cupboard.

Both bedrooms are spacious doubles, with built-in storage and one with an en suite shower room. There is also a modern family bathroom with separate shower. Share of Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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