Gloucester Road, London, SW7

Asking Price £225,000

This delightful, newly refurbished, second-floor studio flat features an open-plan kitchen, high ceilings and a modern shower room. Situated at the rear of the building this cleverly designed studio flat maximizes its compact space and serves as an ideal pied-à-terre in the heart of highly sought-after South Kensington. Enjoy easy access to an array of shops, renowned museums, exquisite restaurants, and excellent transport links, making it a perfect urban retreat for city living.

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.
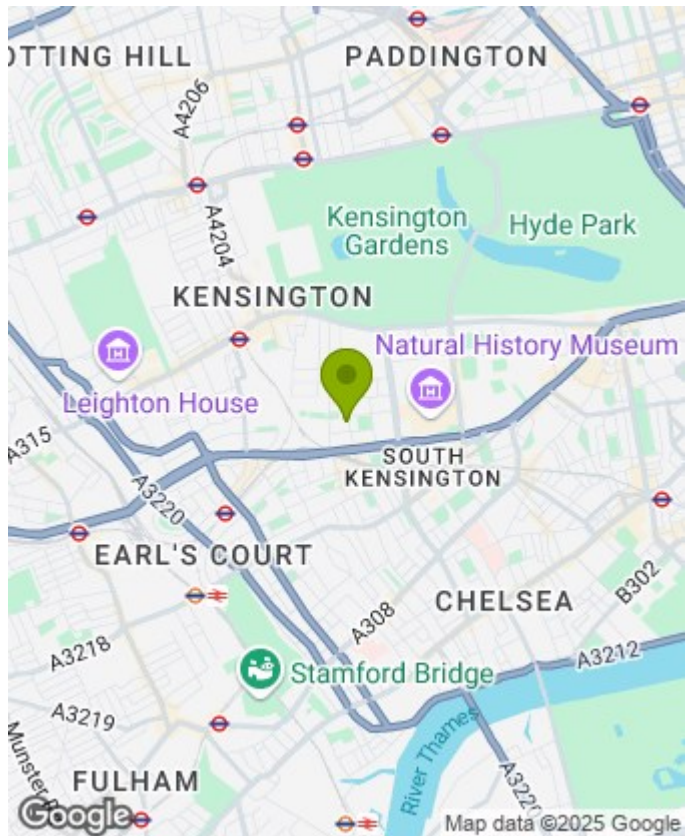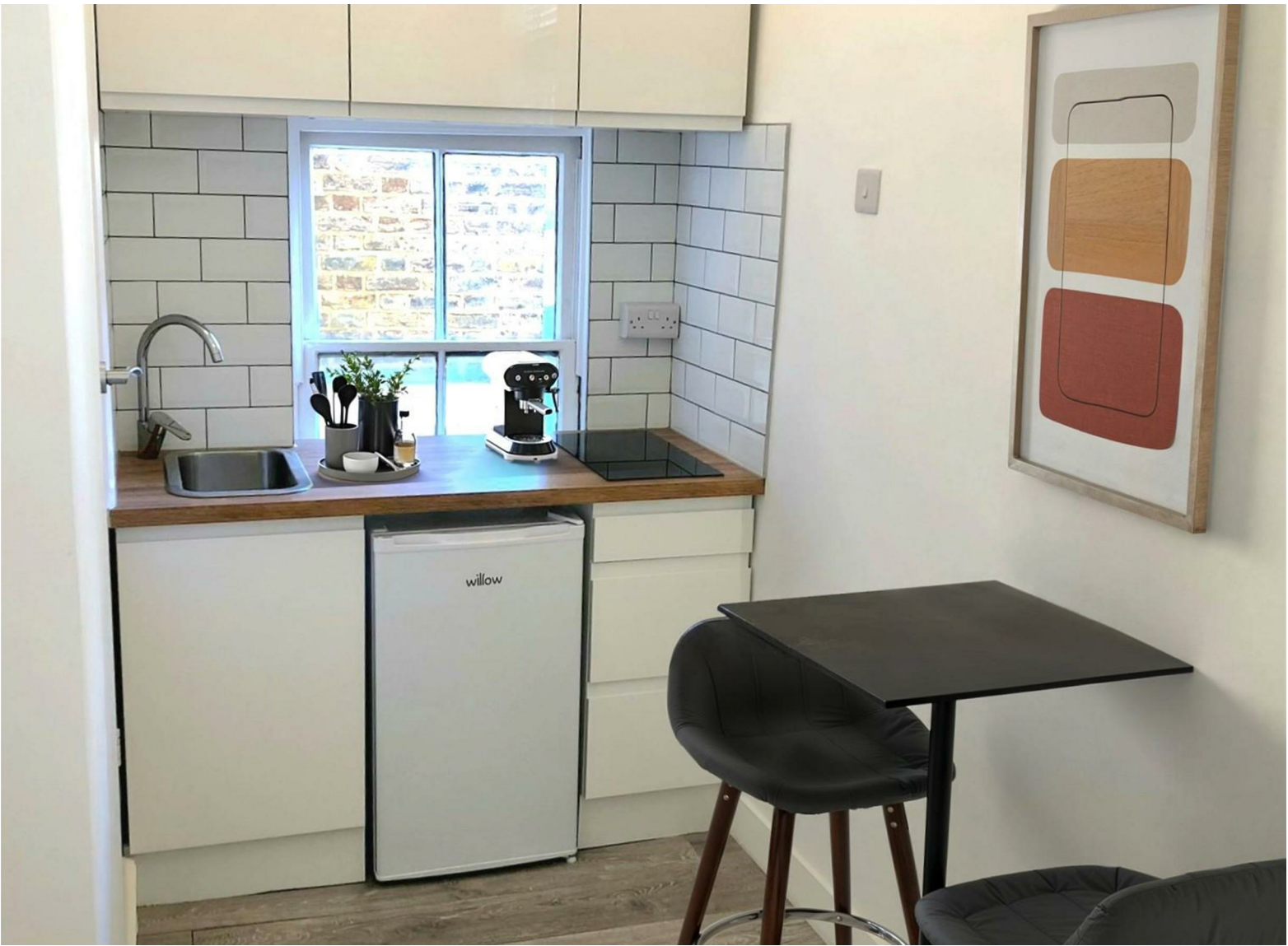
- Charming studio flat located in the highly sought-after area of South Kensington
- Sold with a 999 year lease and low outgoings
- Cleverly designed open-plan kitchen maximizing the compact space
- With high ceilings and double glazed window
- Perfect as a rear facing pied-à-terre for city living or a cozy urban retreat
- Easy access to a variety of shops, renowned museums, exquisite restaurants, and excellent transport links

STUDIO
12'11 x 6'
(3.9m x 1.8m)

IN

0' x 25
(1.8m x 0.7m)

SECOND FLOOR MEZZANINE
GROSS INTERNAL
FLOOR AREA 86 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 86 SQ FT / 8 SQ M
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.
Floorplans supplied by www.draftingfloorplan.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales   EU Directive 2002/91/EC