

LEXINGTONS



FOR
SALE

Gloucester Road, London, SW7
Asking Price £235,000

11 at 96 Gloucester Road, London, SW7 4AU

Asking Price £235,000

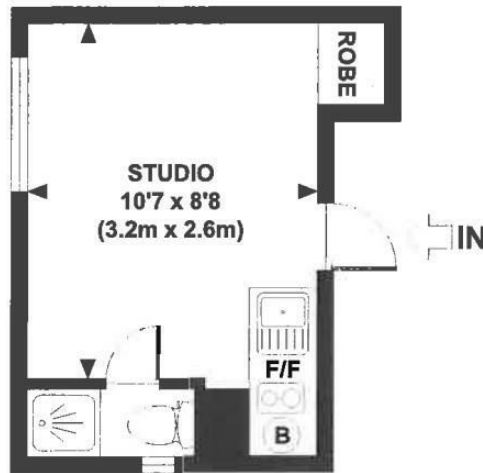
- Charming studio flat located in the highly sought-after area of South Kensington
- Sold with a 999 year lease and low outgoings
- Cleverly designed open-plan kitchen maximizing the compact space
- With high ceilings and double glazed window
- Perfect as a rear facing pied-à-terre for city living or a cozy urban retreat
- Easy access to a variety of shops, renowned museums, exquisite restaurants, and excellent transport links



Charming Studio Flat in South Kensington

This delightful, newly refurbished, third-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.





**THIRD FLOOR MEZZANINE
GROSS INTERNAL
FLOOR AREA 117 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 117 SQ FT / 11 SQ M

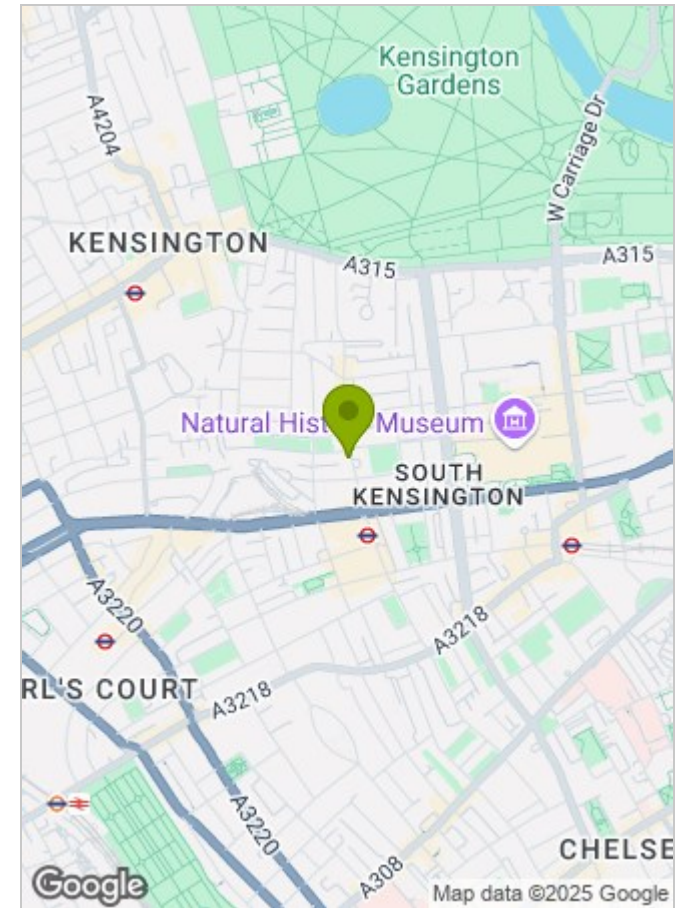
Floorplans are for identification and guideline purposes only, not to scale.

Compliant with RICS code of measuring practice.

Floorplans supplied by www.draftingfloorplan.com

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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Not environmentally friendly - higher CO ₂ emissions		
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