



BARKSTON GARDENS
LONDON, SW5

GRANT J BATES
— PROPERTY —



A raised ground floor apartment at near 1,000 sq ft on a historic garden square

GJB

Barkston Gardens, London, SW5

Share of Freehold

- SW5 Location
- Grand Porticoed Entrance
- Red-Brick Victorian Terrace
- Nearly 1,000 Sq Ft
- 3.5m High Ceilings
- Original Period Details
- Siemens-Appointed Kitchen
- Private Rear Terrace
- Walk-In Wardrobe

Description

Accessed via a grand, porticoed entrance with tiled steps and wrought-iron detailing, this exceptional apartment sits on the raised ground floor of an imposing red-brick Victorian terrace in one of Kensington's most sought-after garden squares. Spanning just under 1,000 sq ft, it has been expertly reconfigured from two bedrooms into a voluminous one-bedroom residence, combining period grandeur with modern refinement.

Soaring 3.5m ceilings crown the elegant reception room, where intricate cornicing, original stained-glass windows, and a statement marble fireplace reflect the building's rich heritage. A herringbone oak floor with underfloor heating flows throughout, complementing the bespoke Siemens-appointed kitchen with seamless white cabinetry and honed stone surfaces, framed by tall sash windows and ornate architraves.

The generously proportioned bedroom suite includes a walk-in wardrobe and opens onto a

tranquil private terrace, ideal for al fresco dining. The en-suite marble bathroom features brass finishes and a Japanese toilet, and there is also a separate WC and bespoke storage throughout.

Residents enjoy key access to the beautifully maintained private gardens of Barkston Gardens. Additional highlights include a share of the freehold and no onward chain.

Situation

Barkston Gardens offers elegant late-Victorian architecture, excellent transport links via Earl's Court and West Brompton stations, and proximity to the cafés, restaurants, and shops of Earl's Court Road, with Hyde Park and Holland Park close by.

Additional Information

Local Authority: Kensington and Chelsea

Council Tax Band: TBC

EPC Rating: TBC

Grant J Bates

Director

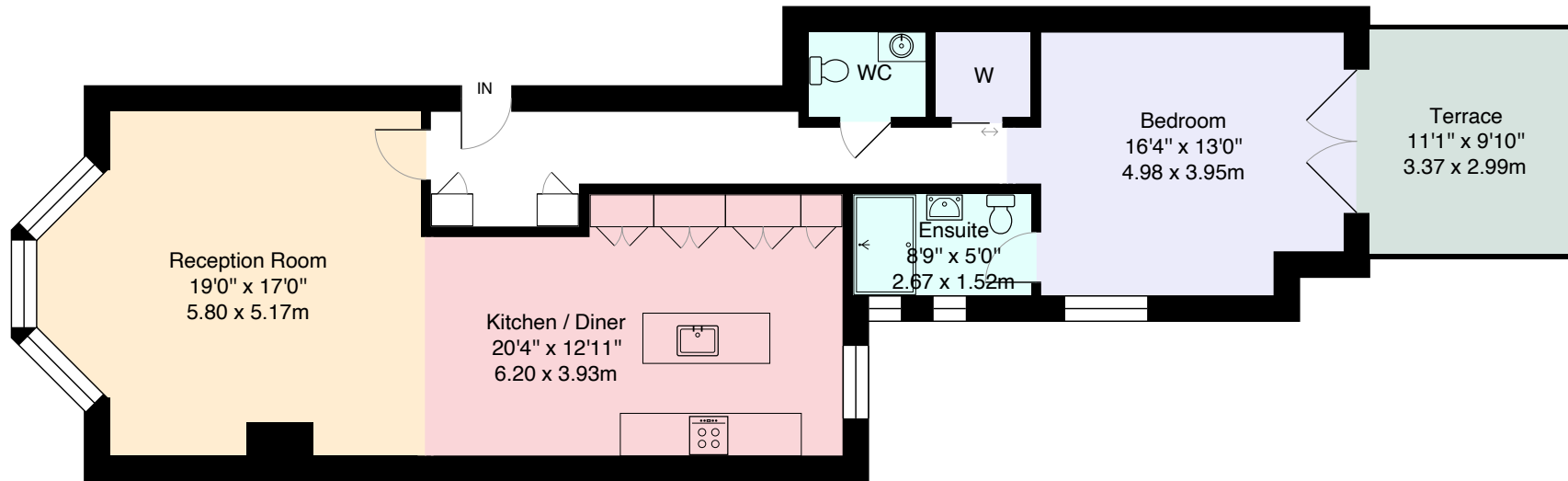
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Ground Floor

Barkston Gardens

Approximate Gross Internal Area = 961 sq ft / 89.3 sq m

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fixtures etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.