

# MANZELL

Real Estate Agents

2 Bedrooms

Flat - Purpose Built

Asking price

**£1,200,000**

Located in

London



[www.manzell.com](http://www.manzell.com)



# Flat 7, 22 Gledhow Gardens

London | | SW5 0AZ



Nestled in the charming Gledhow Gardens, this delightful purpose-built flat offers a perfect blend of classic elegance and modern comfort. Spanning an impressive 850 square feet, the property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a serene retreat in the heart of London.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. This inviting space is perfect for entertaining guests or simply relaxing after a long day. The flat's layout is thoughtfully designed, ensuring a seamless flow between the living areas and the bedrooms.

The two bedrooms are bright and airy, providing a peaceful sanctuary for rest and relaxation. The bathroom is conveniently located, featuring modern fixtures that cater to your daily needs.

Built in 1890, this property exudes character and charm, with period features that add to its appeal. The surrounding area of Gledhow Gardens is known for its picturesque streets and vibrant community, offering a variety of local amenities, parks, and excellent transport links to the rest of London.

This flat presents a wonderful opportunity to own a piece of history in a sought-after location. Whether you are looking to invest or find your new home, this property is sure to impress with its combination of space, style, and convenience. Do not miss the chance to make this charming flat your own.

# Flat 7, 22 Gledhow Gardens

£1,200,000 Leasehold - Share of Freehold



- Charming and Spacious 2-bedroom flat
- Well-Proportioned and Functional Layouts with Abundant Natural Light
- Award Winning Double private Gardens (Gledhow Gardens & Bina Gardens)
- Recently had a £100,000 refurbishment
- Quiet, residential yet central
- Cultural and Retail Hub Proximity
- Modern kitchen design
- Private terrace at back
- Retail, restaurants & amenity richness nearby
- Excellent Rental/Investment Potential

## Gledhow Gardens, SW5

Approximate Gross Internal Area 82 sq.m / 883 sq.ft



Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

## Council Tax Band G

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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