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# Onslow Square

SOUTH KENSINGTON SW7





A charming and comfortable two bedroomed flat, facing south over the square gardens and laterally converted over two handsome period buildings.



The flat benefits from not only a caretaker but also a basement store room.

Onslow Square is widely regarded as the premier address in South Kensington and as such, this extremely well-presented flat offers someone the opportunity to reside in the area with the utmost comfort enjoying all that the neighbourhood offers including the transport and retail outlets that South Kensington is known for.

#### ACCOMMODATION

- Two double-bedroom suites
- Cloakroom
- Kitchen/breakfast room
- Entrance hall
- Study
- Drawing room
- Basement store room
- Caretaker
- Lift
- Access to communal gardens (by separate arrangement)







#### TERMS

**Asking Price:** £3,150,000

**Tenure:** Leasehold, 102 years  
(expires 29/09/2125)

**Service Charge:** 8.7% of outgoings, currently  
£3,342.78 for the quarter ending 24/12/23  
including reserve fund contribution

**Ground Rent:** Peppercorn

**Local Authority:** Royal Borough of Kensington  
and Chelsea

**Council Tax:** Band G

**EPC:** Rating E





**APPROXIMATE GROSS INTERNAL AREA**

1,459 sq ft

135.63 sq m

including under 1.5m area

**STORE AREA**

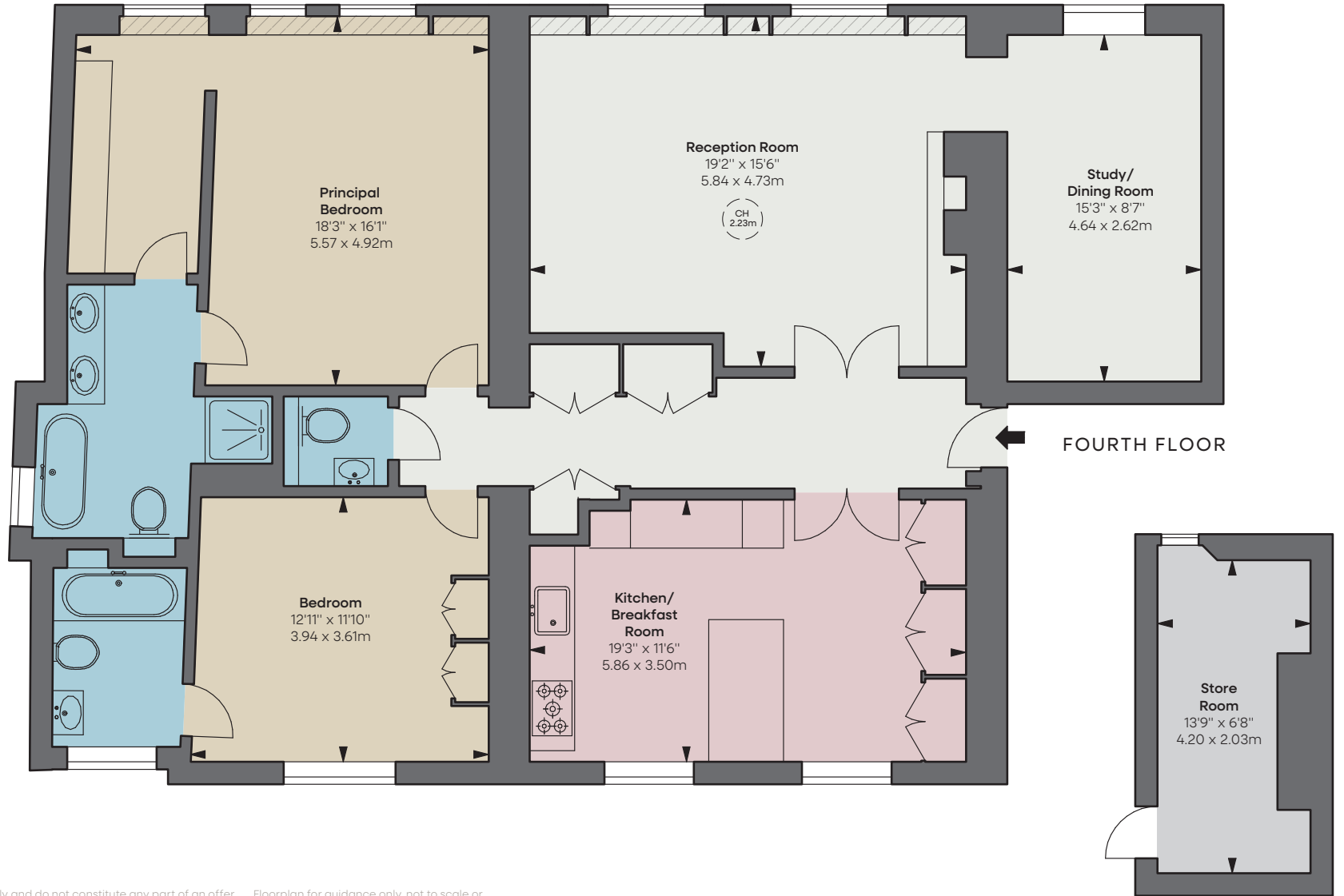
93 sq ft

8.73 sq m

**TOTAL APPROXIMATE GROSS INTERNAL AREA**

1,553 sq ft

144.36 sq m



**BASEMENT**

THE BROCHURE  
ALEX WINSHIP

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Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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