



Rosary Gardens
South Kensington, SW7

CHESTERTONS





A bright well-proportioned two-bedroom, two-bathroom flat situated on a quiet street in South Kensington featuring parquet flooring throughout.

The carefully designed flat has been tastefully renovated throughout, the large reception room offers a wealth of natural light and feature cove lighting.

There are two spacious bedrooms, with principle bedroom offering excellent built in storage as well as a fully modernised bathroom suite with walk in shower. The practical second bedroom offers excellent functionality.

Rosary Gardens is well located, offering easy access to the many shops, cafes and restaurants of Old Brompton Road and Gloucester Road. The nearest underground stations can be found at South Kensington and Gloucester Road.

Asking Price £900,000

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 90-100 | A | | |
| 81-90 | B | | |
| 76-81 | C | 76 | 81 |
| 69-76 | D | | |
| 55-69 | E | | |
| 49-55 | F | | |
| 35-49 | G | | |

Not energy efficient - higher running costs

EU Directive 2002/91/EC
England, Scotland & Wales

Tenure: Leasehold - 961 years remaining
Service Charge: £2,476 per annum
Ground Rent: £50 per annum
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: F

Chestertons South Kensington Sales

44-48 Old Brompton Road
 London
 SW7 3DY

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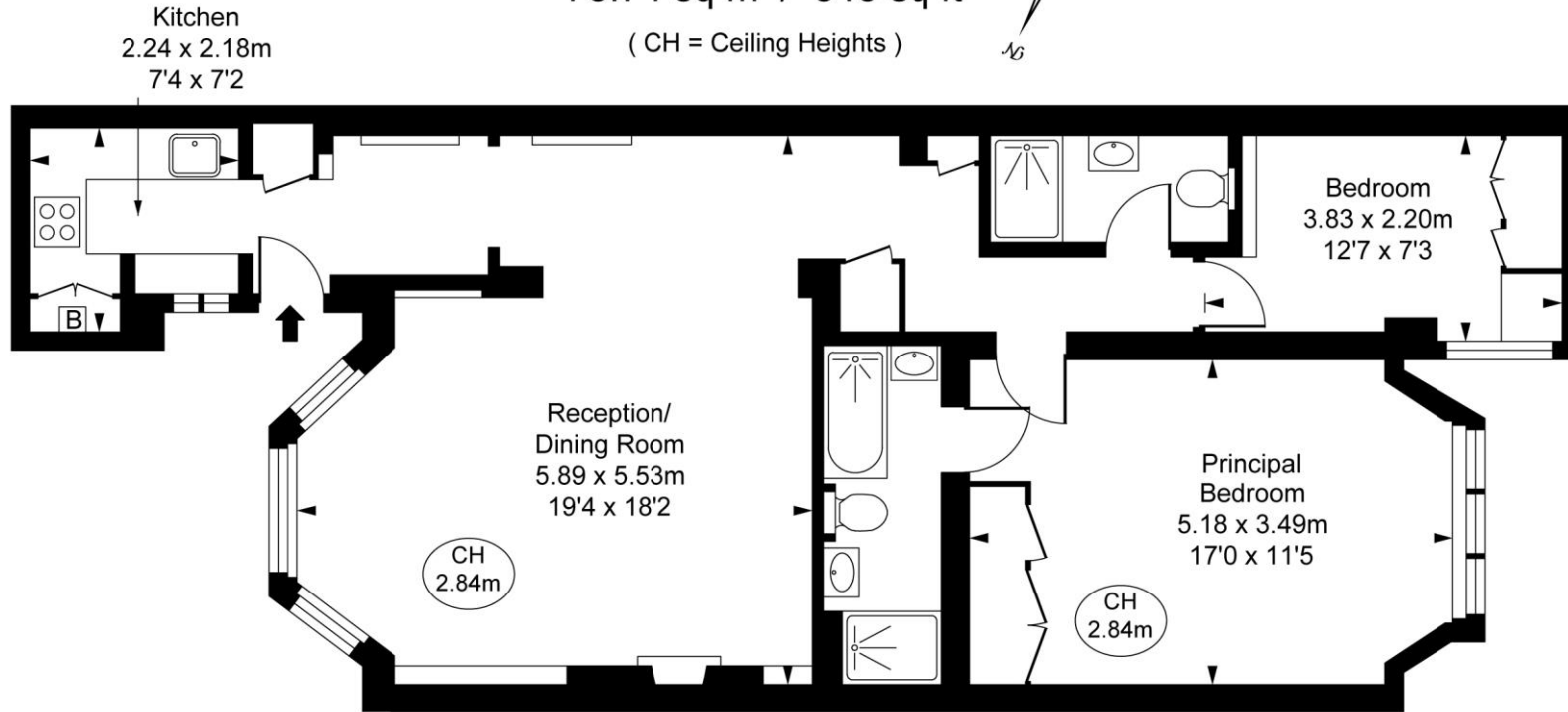
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Approximate Gross Internal Area
78.74 sq m / 848 sq ft

(CH = Ceiling Heights)



Lower Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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