



Wetherby Place  
South Kensington, SW7

CHESTERTONS





A well appointed two bedroom duplex flat situated in prime South Kensington, featuring a grand south facing reception room, private patio and direct access to communal gardens.

The property is set within a handsome redbrick building occupying the raised ground floor and lower ground floor. The Ground floor is well laid out with a beautiful reception room with exceptional natural light. The large separate kitchen offers ample space and views over communal gardens.

There are two large bedrooms offering practical living space. The principle bedroom spread across the lower level leads on to a large private patio.

Wetherby Place is a sought after address in South Kensington within easy reach of all the local amenities, transport and local boutiques.

- Two bedrooms
- South facing
- 1064sqft
- Patio
- High ceilings
- Access to communal gardens (stc)

**Asking Price £1,250,000**

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	72	80
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs  
EU Directive 2002/91/EC  
England, Scotland & Wales

**Tenure:** Leasehold with a share of freehold - 976 years remaining  
**Service Charge:** £2,700 per annum (for 2023)  
**Ground Rent:** A peppercorn  
**Local Authority:** Royal Borough of Kensington and Chelsea  
**Council Tax Band:** G

*Chestertons South Kensington Sales*

44-48 Old Brompton Road  
London  
SW7 3DY

southkensington@chestertons.co.uk

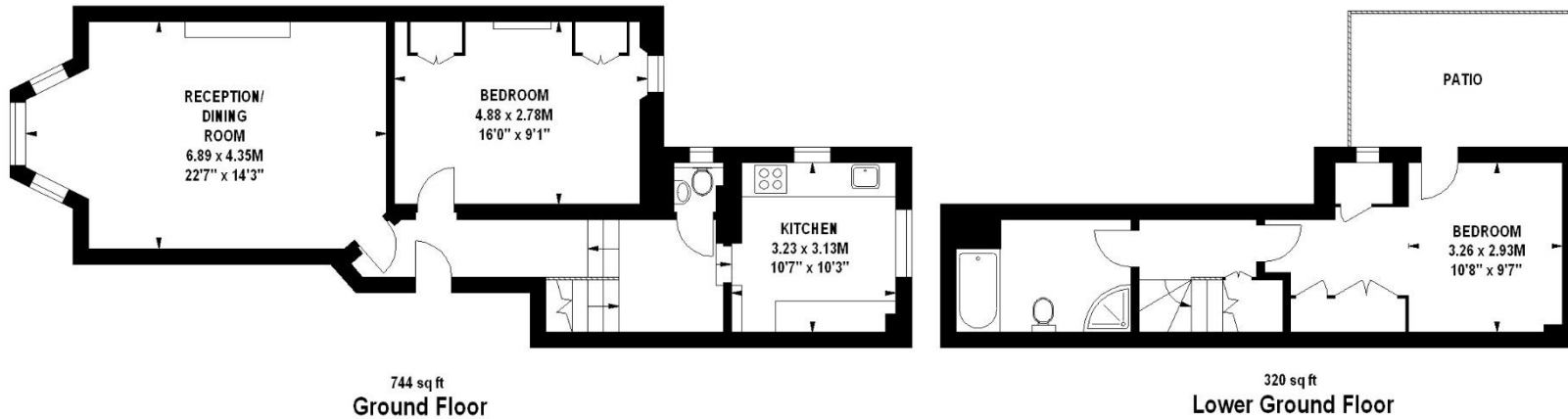
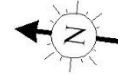
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## Wetherby Place, SW7

Approximate gross internal area

1064 sq ft / 98.85 sq m



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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