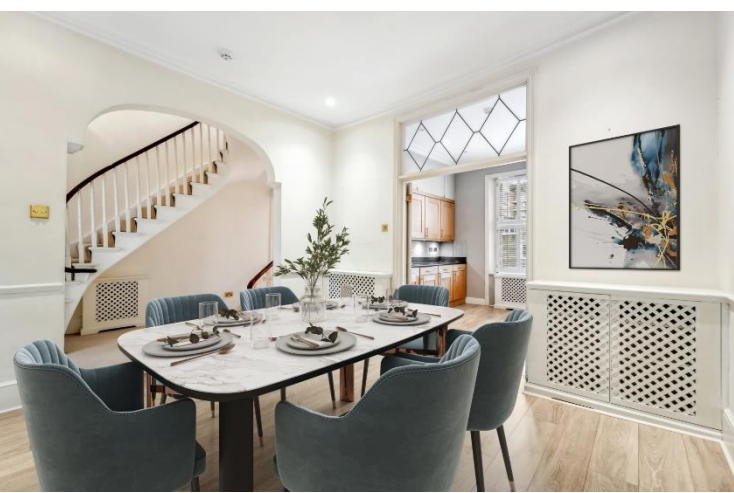




Stanhope Gardens
South Kensington, SW7

CHESTERTONS





A grand four bedroom apartment with excellent living space across to the top floors of an elegant period building with wonderful open views towards the communal garden of Stanhope Gardens.

Accessed on the second floor of this handsome period building, the sweeping staircase takes you to the third level where you find an inviting dining room which adjoins the well-appointed modern kitchen. To the front of the property is an elegant formal reception room with high ceilings, large windows and fireplace, making this a wonderful space to entertain. The principal bedroom is complete with fitted wardrobes and smart ensuite bathroom. There are an additional three bedrooms, a family bathroom and two handy guest WCs. The property boasts an abundance of natural light owing to its east / west exposure, access to the beautiful communal garden and benefits from plenty of storage throughout.

Stanhope Gardens is an elegant garden square in the heart of South Kensington ideally located for easy access to the many shops, restaurants, museums and transport links of Gloucester Road and South Kensington.

*CGI images have been used to show furnishings

- Four double bedrooms
- Formal reception room, dining room and modern kitchen
- Period features and high ceilings
- Communal gardens access (STA)
- Close to shops and transport links

Offers in excess of £2,500,000

Awaiting EPC

Tenure: Leasehold with a share of freehold - 977 years remaining
Service Charge: £13,309 per annum plus £4,352 per annum reserve fund contribution
Ground Rent: One peppercorn
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: H

Chestertons South Kensington Sales

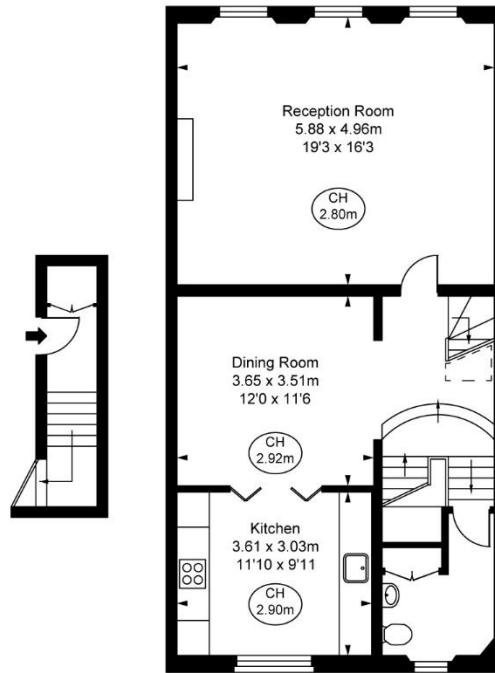
44-48 Old Brompton Road
London
SW7 3DY
southkensington@chestertons.co.uk
020 7589 1234
chestertons.co.uk

Stanhope Gardens, SW7

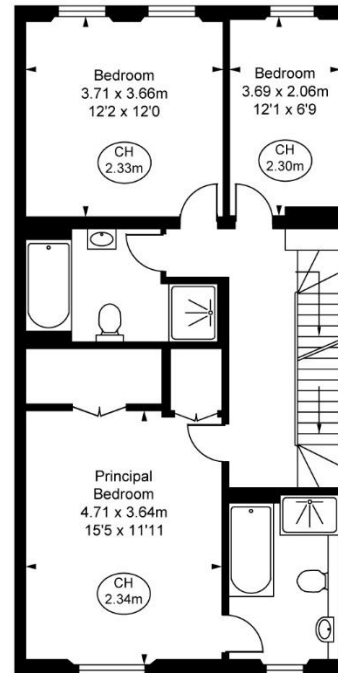
Approximate Gross Internal Area
 174.23 sq m / 1,875 sq ft
 Eaves Storage
 22.09 sq m / 238 sq ft
Total Areas Shown On Plan
196.32 sq m / 2,113 sq ft

(Including restricted height under 1.5m)

(CH = Ceiling Heights)

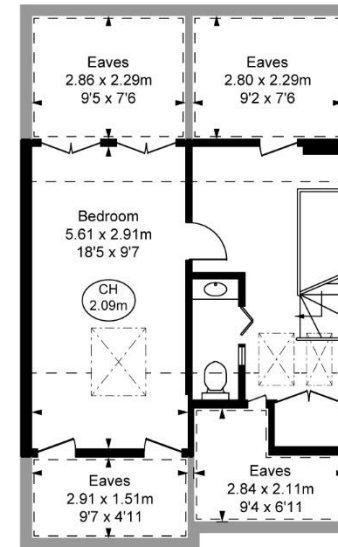


Second Floor
 Approximate Gross Internal Area
 4.53 sq m / 49 sq ft



Third Floor
 Approximate Gross Internal Area
 69.38 sq m / 747 sq ft

Fourth Floor
 Approximate Gross Internal Area
 69.50 sq m / 748 sq ft



Fifth Floor
 Approximate Gross Internal Area
 30.82 sq m / 332 sq ft

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.
 © Fulham Performance

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is 100% recyclable