



Gloucester Road
South Kensington, SW7

CHESTERTONS





A beautiful dual aspect two bedroom flat set across the second floor. Comprising circa 668sqft the property offers wonderful living space and exceptional natural light.

Entering the property on the second floor, a central corridor leads to the open plan kitchen reception room. This generous space occupies the entire width of the house. A separate utility cupboard offers excellent flexibility with potential to create a home office or utility room

Gloucester Road is wonderfully situated within easy reach to public transport and Hyde Park. There are a number of excellent independent coffee shops and retailers such as Hjem and Partridges just moments away.

- Two bedrooms
- Dual aspect
- Parquet flooring
- Utility room

Asking Price £795,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		79
63-71	D	54	
55-62	E		
47-54	F		
39-46	G		

Not energy efficient - higher running costs

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

Tenure: Leasehold - 83 years remaining

Service Charge: £1,200 p.a. (There is also a contribution of £300 for building insurance)

Ground Rent: £100 p.a.

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax Band: Tbc

Chestertons South Kensington Sales

44-48 Old Brompton Road

London

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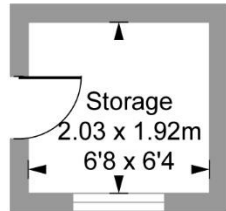
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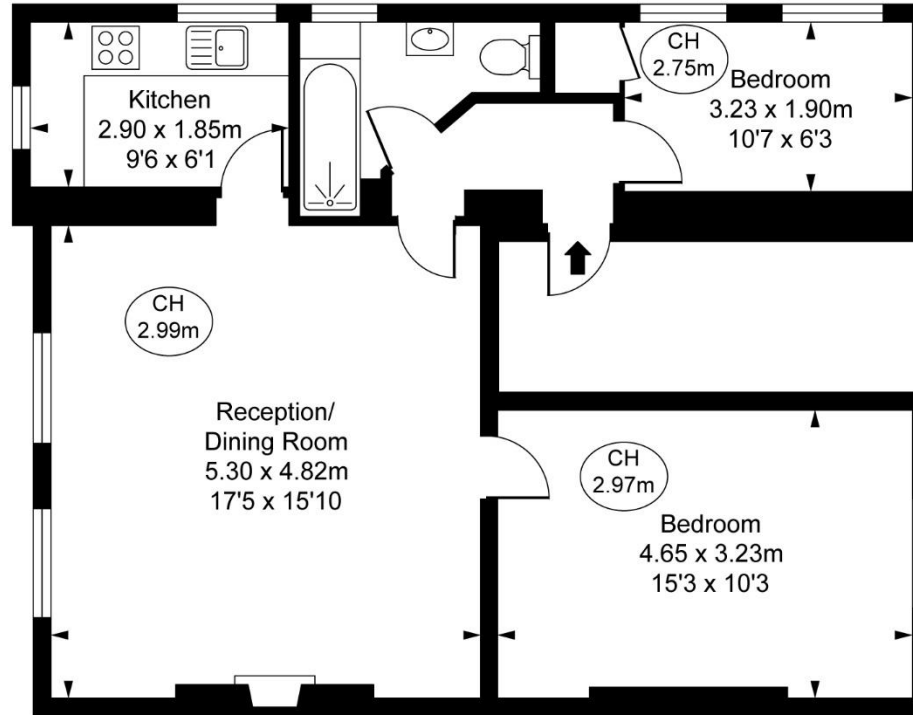
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Approximate Gross Internal Area
 62.07 sq m / 668 sq ft
 Storage
 3.90 sq m / 42 sq ft

Total Areas Shown On Plan
65.96 sq m / 710 sq ft
 (CH = Ceiling Heights)



(Not shown in actual location or orientation)



Second 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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