



Sumner Place  
South Kensington, SW7









A fantastic opportunity to acquire a wonderful three bedroom, duplex apartment with private rear garden in one of South Kensington's most sought after addresses.

This superb apartment offers well balanced accommodation and an abundance of period charm. The property comprises a wonderful west facing reception room with exceptionally high ceilings, two floor to ceiling sash windows, ornate cornicing and fireplace, a generous eat in kitchen with adjoining sunroom with doors that lead you to the properties private rear garden. There are two large double bedrooms, each with ample built in storage and master with ensuite bathroom, an additional bedroom/ study room, family bathroom and handy utility room. The private rear garden is a delightful space for relaxing and entertaining and can be accessed via a gate leading form Sumner Place Mews.

Sumner Place is beautiful residential street consisting of elegant period buildings in the heart of South Kensington and provides easy access to the areas many shops, restaurants and cafes and the numerous transport links, including the District, Circle and Piccadilly lines at South Kensington Underground Station

**Asking Price £2,100,000**

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
71-80 C		79
61-70 D	66	
51-60 E		
41-50 F		
31-40 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold - 76 years remaining  
**Service Charge:** £7,688 per annum approx. (Includes contribution to reserve fund)  
**Ground Rent:** £400 per annum  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** G

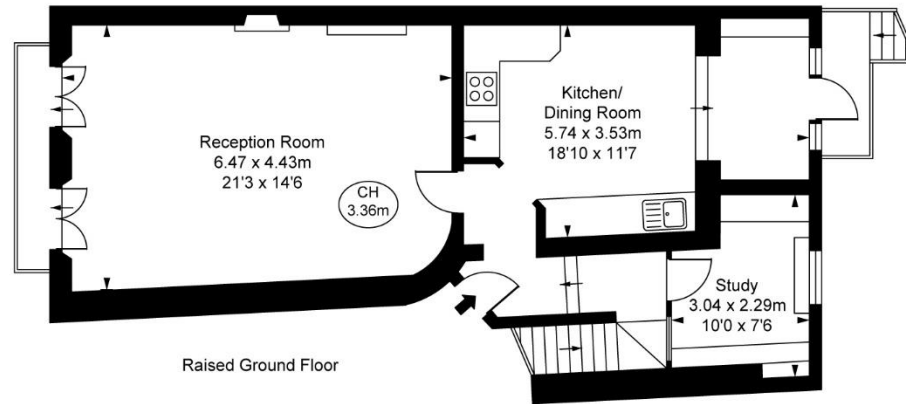
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 London  
 SW7 3DY

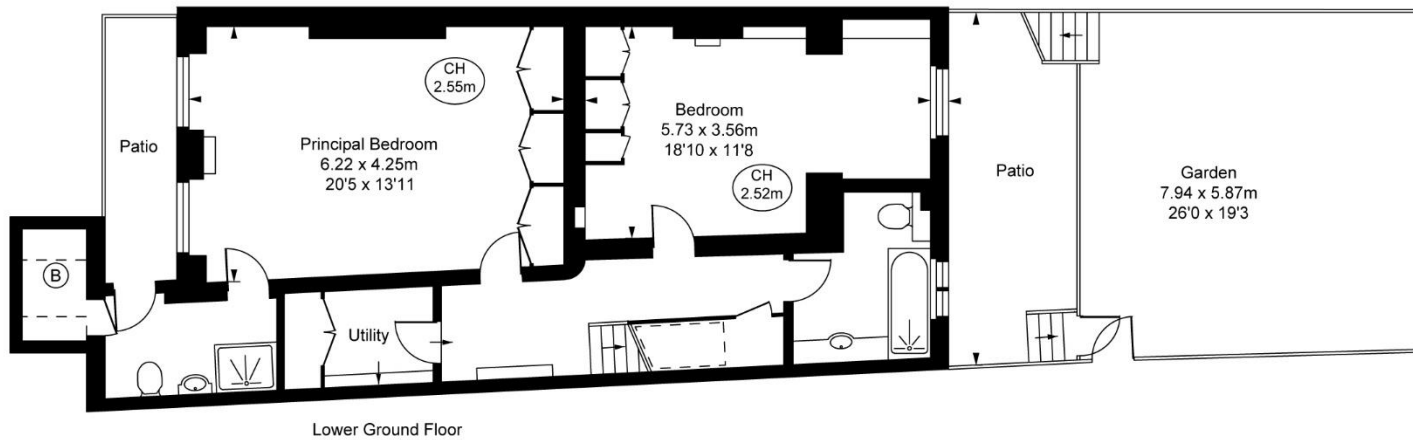
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**Sumner Place, SW7**  
 Approximate Gross Internal Area  
**136.66 sq m / 1,471 sq ft**  
 ( Including restricted height  
 under 1.5m (5'0") )  
 ( CH = Ceiling Heights )



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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