



Petersham House  
Harrington Road, SW7

CHESTERTONS





A beautifully presented and spacious two double bedroom apartment on the second floor, with lift, of this purpose built block in the heart of South Kensington.

Finished to exacting standards throughout, this apartment comprises a generous open plan living room with sleek and stylish kitchen, separated by a handy kitchen island with seating, ample space to dine, fitted cupboards and finished with wooden flooring. The two bedrooms are well proportioned and both offer fitted wardrobes and ensuite shower rooms and offer direct views to the Natural History Museum. In addition there is a guest WC and excellent storage throughout.

Petersham House is a well-run building with the added benefit of a caretaker and lift access, situated in the heart of South Kensington with easy access to the many excellent local shops, bars and restaurants and cultural interests such as the National History Museum. The green open spaces of Hyde Park and Kensington Gardens are also within walking distance as is South Kensington underground station.

- Beautifully presented throughout
- Two double bedrooms, each with ensuite bathrooms
- Excellent storage
- Lift access, onsite caretaker and long lease
- Chain free

**Asking Price £1,350,000**

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	82	82
63-71	D		
54-62	E		
45-53	F		
35-44	G		

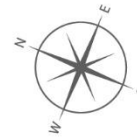
EU Directive 2002/91/EC  
England, Scotland & Wales

**Tenure:** Leasehold - 144 years remaining  
**Service Charge:** £5,145 p.a. (Includes central heating and hot water)  
**Ground Rent:** Peppercorn  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** F

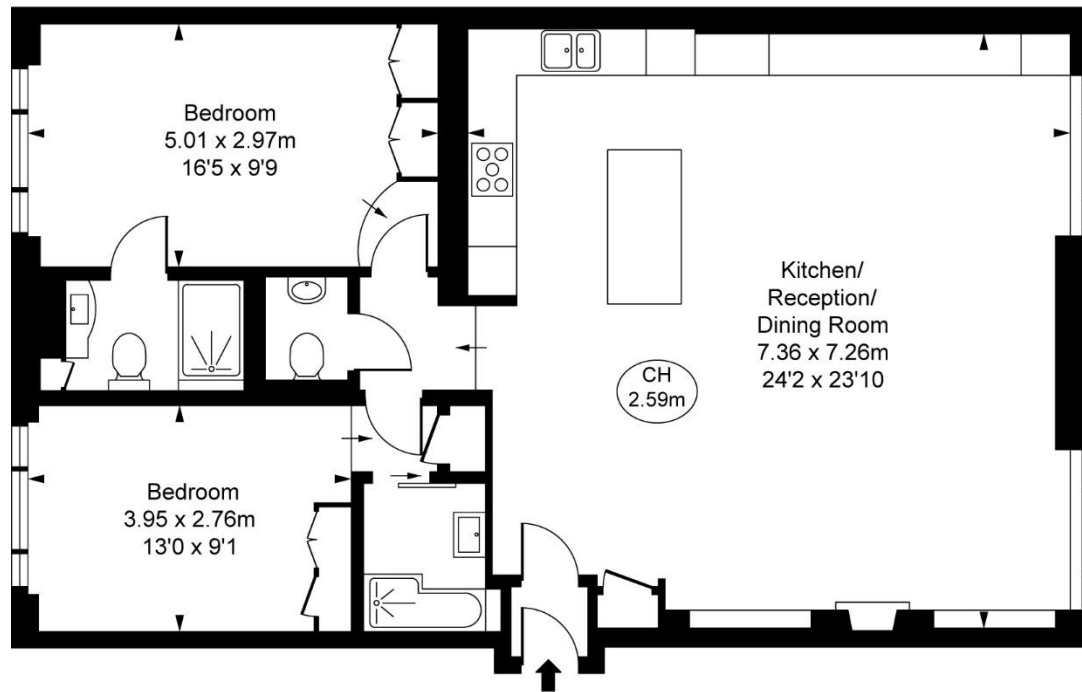
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Petersham House,  
Harrington Road, SW7  
Approximate Gross Internal Area  
92.80 sq m / 999 sq ft



( CH = Ceiling Heights )



Second Floor

**FULHAM PERFORMANCE**  
PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan with dimensions is available on request. All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice © Fulham Performance

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