



**WHITE**  
ESTATES

**GLEDHOW GARDENS | SOUTH KENSINGTON SW5**



# A WONDERFUL SECOND FLOOR ONE BEDROOM APARTMENT

**ACCESS TO TWO COMMUNAL GARDENS:** A wonderful second floor ONE BEDROOM apartment set within a desirable period building. The apartment offers excellent orientation for light and appropriate proportions to provide the best use of space including extensive storage. The west aspect overlooking the lush greenery of Gledhow Gardens to the front through the attractive reception and dine-in kitchen windows; the quiet bedroom to the rear of the building overlooks Bina Gardens West. Presented in superb recently refurbished condition. The flat is ideally located within easy reach of the wealth of facilities and amenities of South Kensington & Gloucester Road. The closest tube station is Gloucester Road Underground at a 5 minute walk closely followed by South Kensington at 8 minutes (both Stations offer access to the Circle, District and Piccadilly lines). Also conveniently located within a few moments of the flat is the Old Brompton Road parade of shops with all manner of conveniences including an artisan butcher with a Waitrose also located close by at Gloucester Road.







## ACCOMMODATION

Accommodation: Entrance hall and coat cupboard: West facing reception: Dine-in kitchen: Double bedroom with wardrobe wall: Elegant shower room: Very large store room: Access to Bina Gardens West and Gledhow Communal Gardens: EPC Rating D

## LOCATION

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ACCESS TO TWO COMMUNAL GARDENS





## TERMS

**PRICE: £850,000**

**Tenure:** Leasehold

**Lease expires:** 20th December 2060 approx.

**Ground Rent:** Current £450 Per Annum (subject to review)

**Service Charge:** Quarterly Service Charge in Advance

£825.00 Quarterly Reserve Fund in Advance: £500.00

**Council Name:** Royal Borough of Kensington & Chelsea

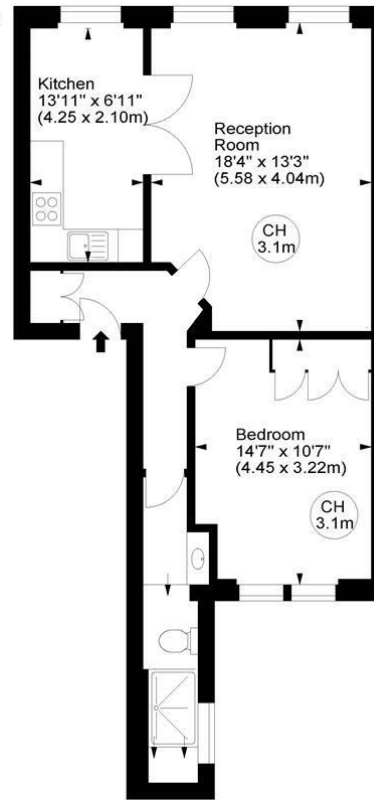
**Council Tax Band:** F £1,970.90 plus Garden Square Levies

**EPC:** Band D (Expires 15th June 2029)

## Gledhow Gardens, SW5

Approx. Gross Internal Area  
611 Sq Ft - 56.76 Sq M

Key :  
CH - Ceiling Height



Second Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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## FEATURES

- Entrance hall
- Eat-in Kitchen
- Shower Room
- Storage cupboard
- Access to the Communal Gardens
- Great location
- Large storage room
- Royal Borough of Kensington & Chelsea
- EPC Band: D
- Council Tax Rating: F



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	