



This images has been virtually staged

A SIMPLY WONDERFUL APARTMENT ON THE MOST DESIRABLE GARDEN SQUARE

Wonderful Wetherby. A unique apartment on a prestigious garden square seldom available to market; boasting considerable surface area with sizable accommodation (some 1750 sq ft / 162 sq m) as well as outdoor gardens/patios. The building faces Bina Gardens West communal gardens to the front and Wetherby Gardens communal gardens to the rear; both gardens are accessible to this apartment (sttuc) and with the openness of both aspects come the maximum measure of natural light. This enchanting building beckons you toward its striking front; entered via either one of the two entrances you are greeted by a welcoming hallway which interconnects both sides of the apartment, that facing Bina Gardens West is of extensive and impressive bedroom accommodation and bathrooms (one guest cloak room/family bathroom with separate bath and shower stall and one main en-suite shower); there is extensive storage options to all rooms. To the Wetherby Gardens facing side is the magnificent drawing room measuring some 24'4 x 14'4 which has a wonderful fireplace fixture and cornice with an adjoining, entirely roof-lit study; the reception interconnects with the formal dining room and spacious kitchen/breakfast room with utility cupboard and pantry. Both sides of the building benefit from particularly numerous and tall sash windows, which combined with the volume and styling render the apartment satisfyingly atmospheric. The layout is well conceived with 3 patios (middle and rear are demised).





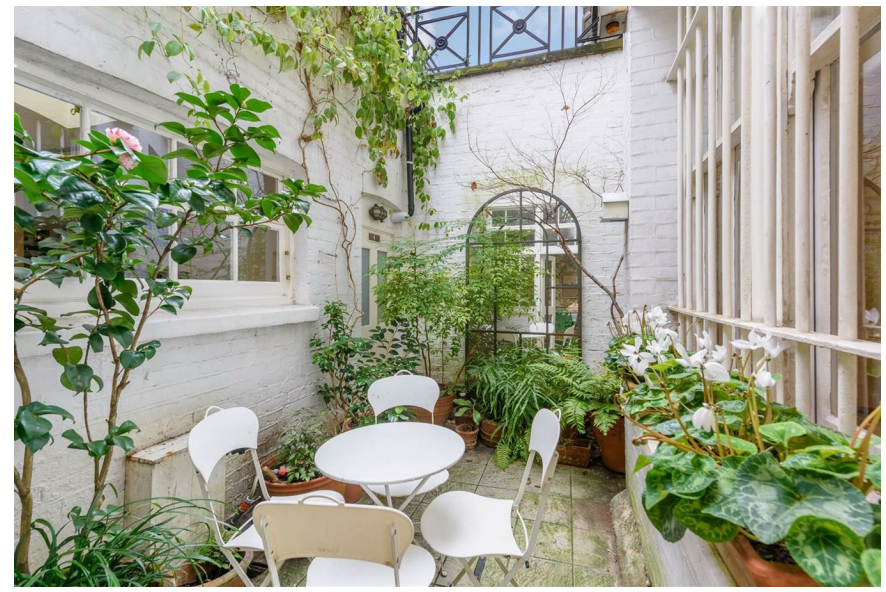
ACCOMMODATION

Accommodation: Two Entrances: Entrance Hall: Reception Room: Study: Dining Room: Kitchen/Breakfast Room/Utility Cupboard/Pantry: 3 Patios: 3 Double Bedrooms: 2 Bathrooms (One En-suite): Office: Extensive Storage: Approx Gross Internal Area: 1749 Sq Ft (162.48 Sq M)

LOCATION

Wetherby Gardens is within easy reach of a wide variety of high end shops and facilities of South Kensington, the shops of Gloucester Road and the Old Brompton Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road and S.Kensington stations to the City, the West End and Heathrow.





1750 SQ FT ON ONE FLOOR WITH A BEAUTIFULLY RENOVATED EXTERIOR



TERMS

Price: £2,250,000

Tenure: Share of freehold

Lease: 990 Apox

Ground Rent: Current N/A

Service Charge: £400 Per Quarter

Council Name The Royal Borough of Kensington and Chelsea

Council Tax Band: G £2,274.12 2022-2023

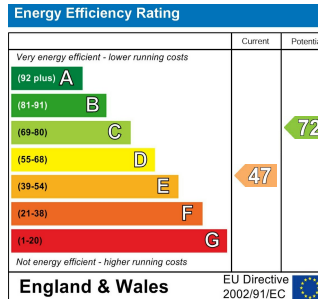
EPC: Band E (Expires 15th February 2032)

Wetherby Gardens, SW5

Approx. Gross Internal Area
1749 Sq Ft - 162.48 Sq M



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

- 3 bedrooms
- 2 Bathrooms (One En-suite)
- High Ceilings
- The Royal Borough of Kensington and Chelsea
- Lateral Space/ Feature Fireplace
- G.I.A 1749 Sq Ft/ 162.48 Sq M
- Patio/Terraces
- Recently Decorated Externally / Great Location
- EPC Rating: E / Council Tax Band: G
- Access to Wetherby Gardens and Bina Gardens Communal Gardens



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