



# A SPACIOUS AND WELL PRESENTED TWO BEDROOM 2ND FLOOR APARTMENT

A wonderful second floor TWO BEDROOM apartment set within a desirable Victorian period building in an amazing location.

The flat boasts a west facing TERRACE with skyline views, bright reception with dining room and feature fireplace, impressive oak herringbone parquet wood floors; two double bedrooms each with a bathroom and wardrobe wall and a separate kitchen with breakfast bar connected to the terrace.

The apartment offers excellent orientation for light and appropriate proportions to provide the best use of space.

The flat has is well located in the heart of this exclusive neighbourhood; it is close to all the excitement and action of Prime Central London.

The building forms part of a fine semi-stuccoed terrace.





## ACCOMMODATION

Reception/Dining Room: 2 Double Bedrooms: Shower Room/Guest WC & En-suite  
Bathroom: Kitchen with Breakfast Bar: Roof Terrace

## LOCATION

Bina 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 South Kensington stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks.



**A SUPERB TERRACE FOR ENTERTAINING**



## Terms

**Price: £1,350,000**

Tenure: Leasehold

Lease: 125 years

Ground Rent: tbc

Annual Service Charge: tbc £2400 per annum ?estimated?

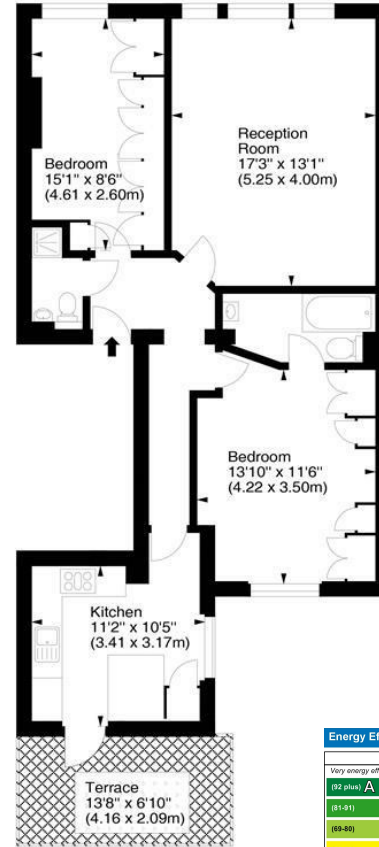
Local Authority: The Royal Borough of Kensington and

Chelsea Council Tax Band: G

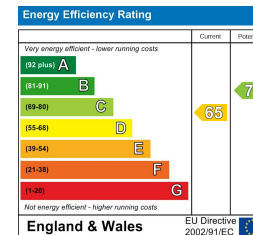
EPC Band: D

## Bina Gardens, SW5

Approx. Gross Internal Area  
789 Sq Ft - 73.30 Sq M



Second Floor



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

- Roof Terrace
- Herringbone Parquet Wood Floors
- High Ceilings
- Bright Orientation
- Great Location
- The Royal Borough of Kensington and Chelsea
- Council Tax Band: G
- EPC Rating: D
- G.I.A 789 Sq Ft/ 73.30 Sq M
- Shower Room



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