



# EXCEPTIONALLY WELL PRESENTED RAISED GROUND FLOOR APARTMENT MEASURING CIRCA 1000 SQ FT APPROX

SHORT LET - AVAILABLE FROM END OF JUNE TO THE END OF AUGUST  
ALL BILLS INCLUSIVE SUBJECT TO REASONABLE CAP.

**DIRECT ACCESS TO COMMUNAL GARDENS:** This rare to the market, exceptionally well presented raised ground floor apartment measuring circa 1000 sq ft approx. With 2 bedrooms and 2 bathrooms **MUST BE SEEN**. The kitchen is modern with a stone worktop doubling as a breakfast and dining room with utility cupboard for stacked washing machine and drying machine. with a stunning adjoining reception measuring 21'0" x 16'8" and offering a contemporary and modern living room designed to comfort the most discerning tastes. The delightful bay window allows plenty of natural light which complements beautifully the cream coloured walls and wide oak wood floors, all topped off nicely with a private outdoor terrace leading directly into the amazing Bina Gardens West communal gardens. Other points of note include high ceilings and excellent storage.





## ACCOMMODATION

Accommodation: 2 Bedrooms : 2 Bathrooms : Reception Room : Eat-in Kitchen : Direct Access to Communal Gardens :Terrace : EPC Rating D

## LOCATION

All manner of conveniences are available within a short walk including fine shops, restaurants and cafés. The nearest tube station is Gloucester Road which is connected by the District, Circle and Piccadilly lines as well as being well located for access to South Kensington, Knightsbridge, Kensington High Street and Chelsea.



**DIRECT ACCESS TO COMMUNAL GARDENS**



Terms

**Price: £2,478 Per Week**

**Terms Deposit:** 2 weeks

**Length of Tenancy:** Short Let -AVAILABLE FROM END OF JUNE TO THE END OF AUGUST

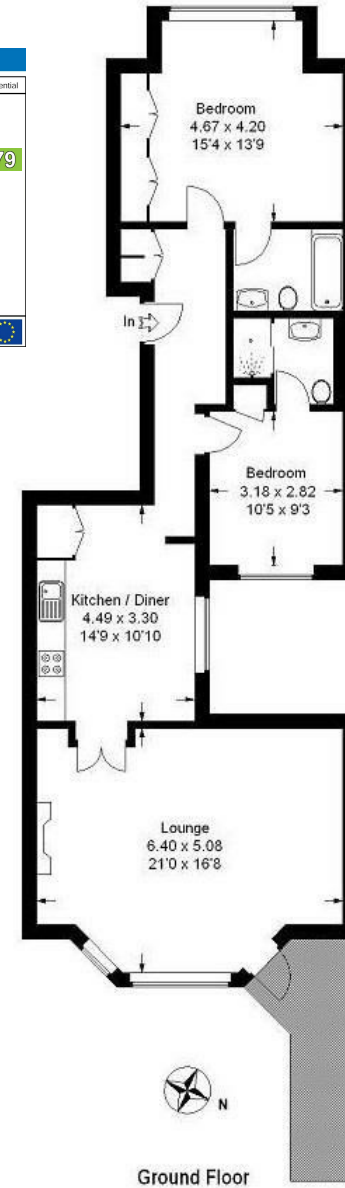
**Local Authority:** The Royal Borough of Kensington & Chelsea

**Council tax band:** G

## Gledhow Gardens

Approximate Gross Internal Area :-  
91 sq m / 979 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID22343)

## FEATURES

- Bay window
- 1000 Sq ft approx
- Wide oak wood floors
- High ceilings
- Excellent storage
- EPC Band: D
- Private outdoor terrace
- Direct Access to Communal Gardens
- All bills inclusive subject to reasonable cap

**WHITE**  
**ESTATES**

0207 370 4343

<https://www.white-estates.co.uk/>

sk@white-estates.co.uk

176 Old Brompton Road, London, SW5 0BA