



This image has been virtually staged



GLEDHOW GARDENS | SOUTH KENSINGTON SW5

AN EXCEPTIONAL APARTMENT WITH DIRECT ACCESS TO COMMUNAL GARDENS

An exceptional three bedroom apartment measuring approximately 1800 sq ft (170 sq m) available now. Arranged laterally on the lower level of the building with a raised ground floor entrance and direct access to Gledhow Gardens communal gardens (from the ground floor of the building) the flat benefits additionally from high ceilings, wooden floors and a modern kitchen. Ideally located within a 5 minute walk of Gloucester Road Underground (District, Circle and Piccadilly Lines) & Waitrose grocery store; viewing strongly recommend.





ACCOMMODATION

Entrance Hall: Reception/Dining: Kitchen: Direct Access to Communal Gardens from within the building: 3 Bedrooms: 2 Bathrooms: Utility

LOCATION

Situated in a quiet and residential quarter of South Kensington, the flat is ideally located to take advantage of all the excellent facilities and services that South Kensington has to offer with its of stylish bars and restaurants, high end shops in and around Gloucester Road, access to nearby supermarkets, and smaller retailers. The flat is within walking distance of Kensington Gardens and Hyde Park and is well situated to enjoy the museums and facilities of South Kensington, and the Royal Albert Hall. With direct links via Gloucester Road and South Kensington underground stations to all parts of London, the flat also has excellent communications via the M4, M25 and A4 to the west and Heathrow (25 minutes by car). Residents' car parking available within the Royal Borough of Kensington & Chelsea.



CLOSE TO EXCELLENT AMENITIES INCLUDING WORLD CLASS SCHOOLS



Terms

Price: £1,425 Per Week

Terms Deposit: 6 weeks rent

Length of tenancy: 12 to 36 months to be negotiated

Council Name: The Royal Borough of Kensington & Chelsea

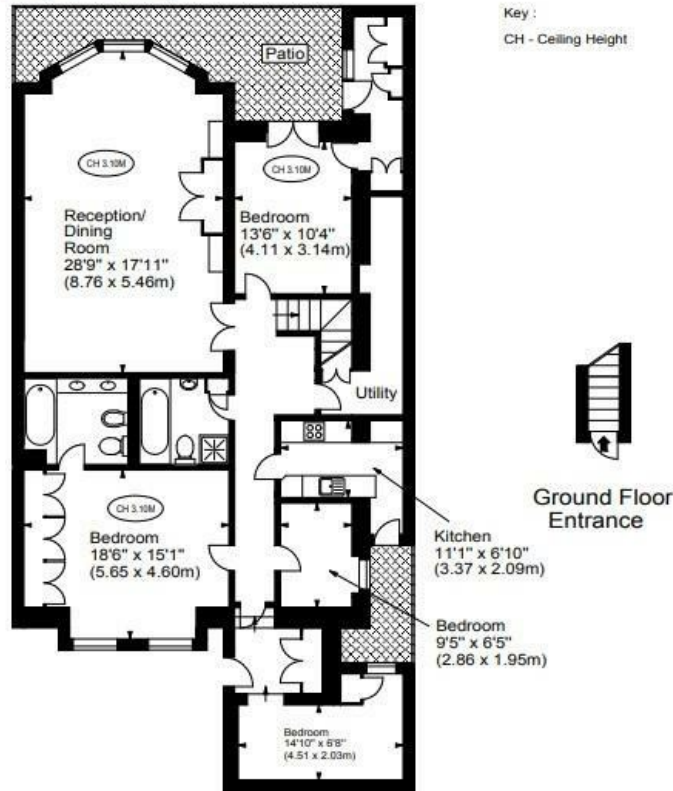
Council Tax Band: G

EPC Rating: D

Gledhow Gardens, SW5



Approx. Gross Internal Area
1805 Sq Ft - 167.68 Sq M



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

- Entrance Hall
- 3 Bedrooms
- Reception/Dining
- 2 Bathroom
- Modern Kitchen
- Direct Access to Communal Gardens from within the building
- High Ceilings/Utility/ Wooden Floors
- EPC Rating: D / Council Tax Band: G
- The Royal Borough of Kensington & Chelsea
- G.I.A 1805 Sq Ft / 167 Sq M



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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		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	