



1400 SQ FT APARTMENT WITH ACCESS TO WETHERBY GARDENS

983 YEARS APPROX UNEXPIRED LONG LEASEHOLD , GARDEN FACING STUDY/OFFICE ROOM PLUS TWO DOUBLE BEDROOMS PLUS STORAGE ROOM: Located on and with access to the exclusive Wetherby Gardens (communal gardens), this fully refurbished SPACIOUS property offers c. 1404 sq ft (130.43 sq m) of well planned and generous accommodation across one floor. There is a study/office room plus 2 spacious double bedrooms with fitted cupboards; a substantial south facing reception room measuring 19'3 x 16'10, well lit by the French doors to the garden patio/terrace. The stylish kitchen achieves the contemporary look and is fully equipped; there is extensive storage throughout as well as a utility cupboard, storage room and a large entrance hall. This well designed flat with oak flooring and attractive wall colourings gel well with the lateral space and high ceilings (c 2.9 m) to make this apartment particularly appealing in conjunction with the desirable location and highly sought after access to Wetherby communal gardens. Ideally located within a 5 minute walk of Gloucester Road Underground (District, Circle and Piccadilly Lines), Waitrose grocery store. NB: This property is not eligible for a parking permit however do call the office to enquire further.





ACCOMMODATION

Accommodation: Welcoming Entrance Hall: Expansive South Facing Reception & Dining Room: French Doors to Patio Garden/Terrace: Kitchen (well stocked with full size appliances and extensive cupboard space): Bright Office/Study Room plus 2 Bedrooms (2 Double/1 Single): Second Internal Patio: 2 Bathrooms: Utility Cupboard: Storage Room: c. 1404 Sq Ft (130.43 Sq M): Access to Communal Gardens

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.



THE LOCATION IN SOUTH KENSINGTON IS IDEAL



Terms

Price: £1,600,000

Tenure: Long Leasehold

Lease: 999 Years from 25th March 2008

Service Charge: £3,500 per annum approx tbc.

Ground Rent: Nil

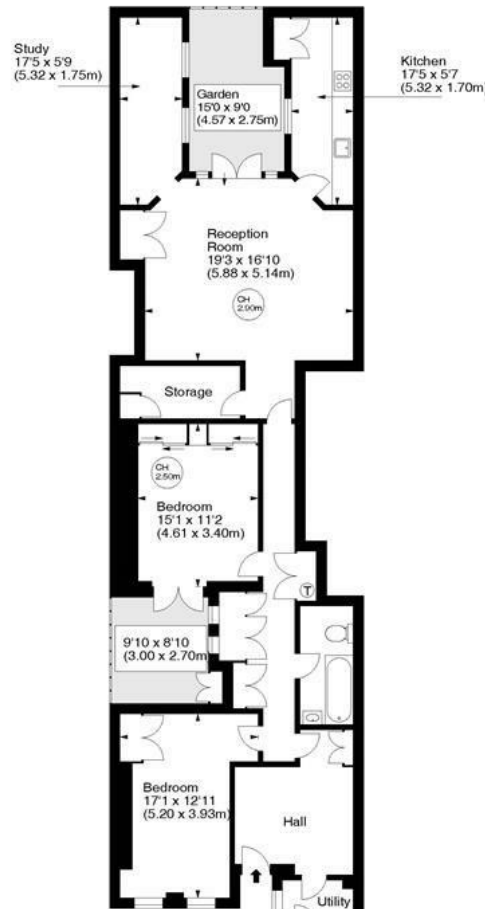
Local Authority: RBKC

Council Tax Band: G

Harrington Gardens, SW7

Approx. Gross Internal Area
1404 Sq Ft - 130.43 Sq M

Key :
CH - Ceiling Height



Lower Ground Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
www.r3photography.co.uk @ Photography / Floor Plans / Lease Plans / EPCs

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

FEATURES

- Bright & Stylish LGF with Outside Space + Communal Gardens - Come & See For Yourself
- Long Leasehold: 983 Years Approx Unexpired
- Access to Wetherby Gardens Communal Gardens (Dog Friendly)
- High Ceilinged 2.9 M to Reception
- 1404 Sq Ft (130 Sq M) Gross Internal Area Extensive Storage Throughout Including Storage Room
- Brand New Wood Floor to Living Areas & Study Area (Third Room)
- Internal Patio & Garden Facing Patio
- Contemporary Styled Fully Equipped Kitchen
- Freshly Repainted Throughout with Two Beautiful Bathrooms
- Newly Laid Carpets to Two Large Double Bedrooms with Cupboards



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