



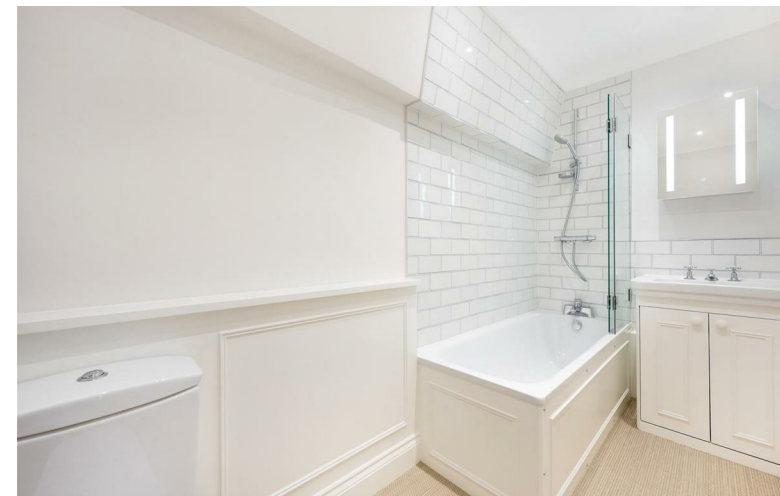


## ADD TEXT HERE

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) subject to the usual consents, this 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 in the reception (c 2.9 m) to make this apartment particularly appealing in conjunction with the desirable location and a highly sought after garden square. 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. Do call to enquire further. Virtual staging has been used.







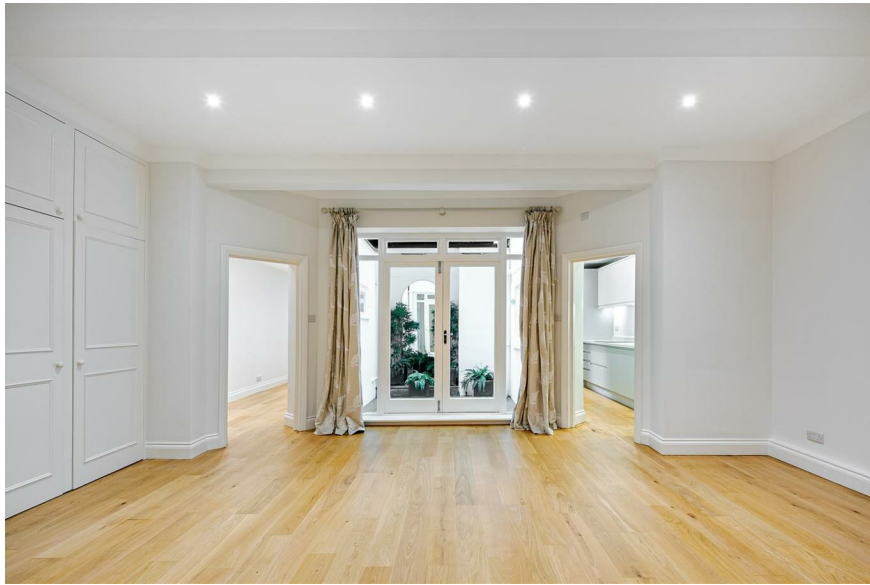
## ACCOMMODATION

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.





ADD TEXT HERE

**Property Type:** Flat/Apartment

**Construction Materials:** Add Text Here

**Utilities:** Add text here

**Broadband:** Add text here

**Mobile Signal Coverage:** Add text here

**Parking Arrangements:** Add text here

Terms

**Price:** £1,250,000

**Tenure:** Leasehold

**Terms Deposit:**

**Council Name** RBKC

**Council Tax Band:** G

**General:** Add text here

## Harrington Gardens, SW7

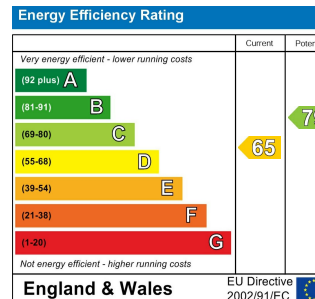
Approx. Gross Internal Area  
1404 Sq Ft - 130.43 Sq M

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



## FEATURES

- Bright with Outside Space
- Long Leasehold: 983 Years Approx Unexpired
- Access to Wetherby Gardens Communal Gardens (Dog Friendly)
- High Ceilings 2.9 M to Reception
- 1404 Sq Ft (130 Sq M) Gross Internal Area Extensive Storage Throughout Including Storage Room
- Wood Floor to Living Areas & Study Area (Third Room)
- Internal Patio & Garden Facing Patio
- Fully Equipped Kitchen
- Two Bathrooms
- Two Large Double Bedrooms with Cupboards



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