



WETHERBY GARDENS | PRIME SOUTH KENSINGTON

CV15



# ACCESS TO AMAZING GARDEN SQUARE COMMUNAL GARDENS

An ideal THREE BEDROOM flat measuring circa 128 sq m (1378 sq ft ) in total approx plus a DEMISED LOFT area ideal for storage that could be converted into additional living space subject to the necessary consents.

The drawing/RECEPTION/dining room measures a healthy 405 sq ft approx with attractive south facing outlook with three large sash windows providing sweeping views of the attractive greenery lining this sought after Victorian street. There are three bedrooms (one single) at the rear overlooking the hidden yet coveted large communal gardens (one of the finest communal gardens in South Kensington) to which this property enjoys access. There is excellent built in storage and the potential if more space would be desirable, to develop and extend the flat into the demised loft space, subject to the usual consents.

Enjoying accommodation in the form of three bedrooms with extensive wardrobe/storage space, TWO bathrooms (one with shower & one with guest WC and laundry). The kitchen is hand made, spacious and well equipped (solid Corian countertop and Gaggenau oven, hob and dishwasher, Bosh washing machine and Miele fridge/freezer), interconnecting with the reception with a serene outlook to enjoy daily over breakfast.

This third floor flat within a signature semi-stuccoed Victorian period building takes pride of place on Wetherby Gardens mid terrace beside the communal garden entry gate, with the exterior of the building having been refurbished in recent years as well as excellent condition to the internal common parts.







## ACCOMMODATION

Entrance Hall | Large Reception/Dining Room | 3 Bedrooms | Large Desirable Kitchen | 2 Bathrooms | Extensive Storage | Access to communal gardens | Demised Loft suitable for storage or development subject to the necessary consents

## LOCATION

Wetherby 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 S.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.





**CALL OR EMAIL NOW TO ENQUIRE OR MAKE AN APPOINTMENT TO VIEW**





## Terms

**Price: £2,450,000**

**Tenure: Long Leasehold**

**Lease: 202 years from and including 24th June 1987 to end of June 2189**

**Ground Rent: tbc**

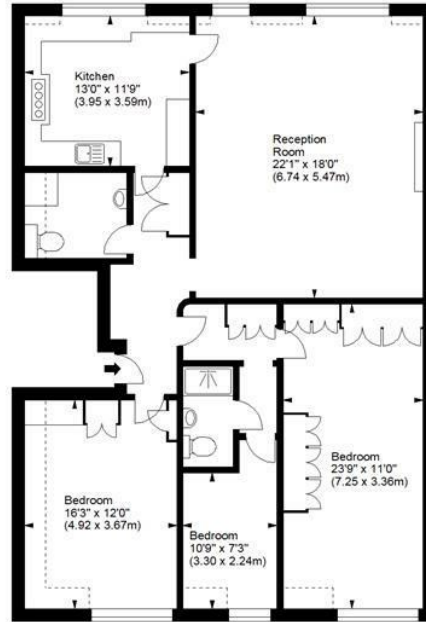
**Service Charge: £16,056.67 24th June 2024 to 23rd June 2025 (of which £6,666.67 is a sinking fund)**

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

**Council Tax Band: G**

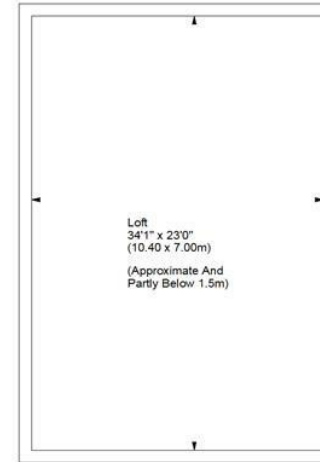


**Wetherby Gardens, SW5**  
Approx. Gross Internal Area  
1378 Sq Ft - 128.02 Sq M

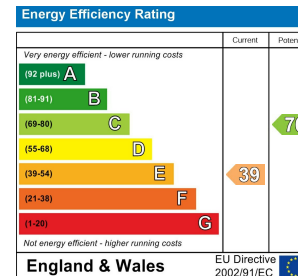


Third Floor (128.02 sq m)

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



Loft (72.80 sq m)



## FEATURES

- Large Bright South Facing Reception/Dining Room
- Wood Flooring & Good Ceiling Height
- Handmade Kitchen with Gaggenau Appliances (Oven, Hob and Dishwasher)
- Excellent Condition External Façade and Common Parts
- Access to Wetherby Gardens
- Extensive Storage Throughout
- Prestigious Address
- Semi-Stucco Fronted Building
- Expansive Lateral Accommodation
- Demised Loft Area that subject to the necessary consents could be converted into additional living space



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