



Stunning Garden Flat with Private Oasis in Prime South Kensington

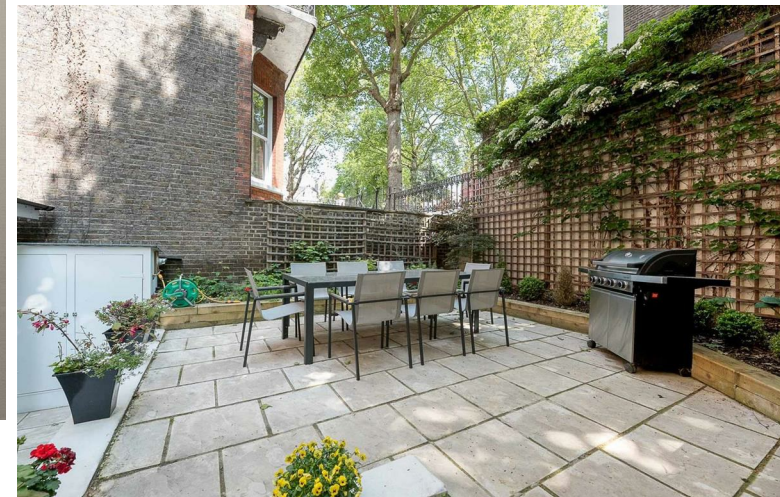
This fantastic garden flat is an absolute gem with a plentiful supply of natural light to all principle rooms and with a highly desirable private garden.

Ideal for purchasers looking for as much lateral space as possible in a prime garden square location with great access to local facilities and amenities including the Bousfield School. The internal floor area measures circa 1167 sq ft (108.49 sq m) of prime SW5 South Kensington accommodation. Offering two double bedrooms (the principal bedroom with en-suite and wardrobe wall); and third single bedroom or study plus guest shower room/cloakroom accessed via the hallway and extensive storage.

The elegant and inviting entrance hall leads to the spacious reception with dining area and open plan-kitchen, the reception to garden has triple bi-fold doors and the second bedroom (double doors) offering access to the private garden creating a unique and interlinking entertaining space. In addition to the private garden you have access to the meticulously maintained exclusive and secluded Gledhow private communal gardens. The entrance to this oasis of green is accessed right opposite this strapping red brick Victorian building.

NB: The photos shown were taken prior to the current occupant.





ACCOMMODATION

Raised ground floor entrance: Entrance hall with two storage cupboards: Double reception room with semi-open plan kitchen with breakfast bar: Three bedrooms (two doubles and one single/office): Two bathrooms (one en-suite): Large private garden with outside storage cupboards: Access to Gledhow Gardens communal gardens

LOCATION

Ideally located within a 4 minute walk of Gloucester Road Underground Station (Circle, District and Piccadilly lines) and within a few moments walk of the attractive Old Brompton Road shopping parade and the general exceptional facilities and amenities that South Kensington has to offer.





**IN ADDITION TO THE PRIVATE GARDEN YOU HAVE ACCESS TO
GLEDHOW COMMUNAL GARDENS**



TERMS

PRICE: £1,575,000

Tenure: Share of freehold

Lease: 999 years from 5th September 1985

Ground Rent: Current N/A

Service Charge: £4,239.14 for the period

25.03.2024 to 24.03.2025

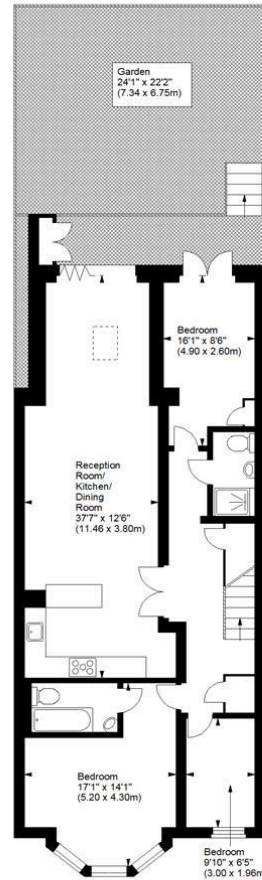
Council Name Royal Borough of Kensington & Chelsea

Council Tax Band: G

EPC: Band C



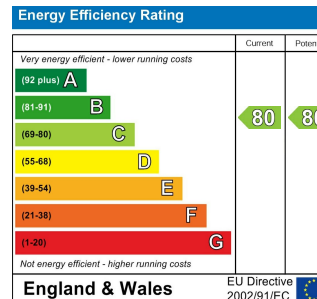
Gledhow Gardens, SW5
Approx. Gross Internal Area
1167 Sq Ft - 108.49 Sq M



Lower Ground Floor (102.87 sq m)

Raised Ground Floor
Entrance (5.62 sq m)

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
www.3dphotography.co.uk © Photography / Floor Plans / Lease Plans / EPCs



FEATURES

- Two double bedrooms, one en-suite
- Private garden with bi-fold doors
- Spacious open-plan kitchen and reception
- Plentiful natural light in all rooms
- Third bedroom or study/guest room
- Access to exclusive communal gardens
- Prime South Kensington garden square location



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