



A BEST IN CLASS FIRST FLOOR PROPERTY CALL NOW TO ENQUIRE FURTHER

NOT BEEN TO THE MARKET SINCE 1999. Sitting at ideal FIRST FLOOR level, this is a genuinely rare find of a flat with GREAT VOLUME in addition. The ceiling height to the reception is circa 3.6 m, making it feel like an even larger apartment. Not having been available to the market for many years now, this superb property would make an unbeatable place to call home, being one of only a very small number of properties that have views over COMMUNAL GARDENS to the front and rear. The apartment also enjoys access to Bina Gardens West communal gardens.

With its 24' reception room, this two bedroom, two bathroom flat on the first floor offers enviable entertaining space together with two terraces and communal garden views from both sides. With a south west aspect and a bay window the room is flooded with natural light. The high ceilings throughout greatly add to the volume and sense of space.

This once in a generation opportunity would appeal to any discerning property purchaser either looking for a special property for themselves or for an investment or who MUST HAVE a first floor property. This apartment enjoys a wonderful dual outlook with both east & west orientation/garden facing aspects that are further enhanced by the tremendous and plentiful large French windows, of which this includes a splendid west facing picture window of a bay, with near floor to ceiling, triple French doors.

To the rear, the two bedrooms also benefit from a large number of windows, both with door access to the rear terrace, from which you can enjoy and survey Bina Gardens West in all its glory throughout the seasons. With this in mind you can imagine the property benefits from a considerable amount of natural light throughout the year. Measuring approx. 1040 sq ft (97 sq m) in terms of gross internal floor area encompassing well-sized rooms. Call now to avoid disappointment.





ACCOMMODATION

Entrance Hall: Reception Room: 2 Double Bedrooms: 2 Bathrooms: Kitchen: 2 Terraces:
Access to Communal Gardens

LOCATION

Gledhow Gardens is situated in one of the most beautiful garden square locations in London and the Royal Borough of Kensington & Chelsea. Bina Gardens West is a well-kept and attractive garden, where you can enjoy on entering, the mature trees, beautiful flower beds and open grass, surrounded on its perimeter by large period houses. The apartment is superbly located within a well-regarded row of red brick Victorian properties on a quiet and appealing road with ornamental trees providing beautiful and varied appreciation of the seasons. The building and local area are typified by friendly and welcoming long established local residents and are served by a wealth of facilities and amenities accessible via short distance within close proximity of both Gloucester Road (District & Piccadilly) & South Kensington (Circle, District & Piccadilly) Underground Stations as well as Kensington Gardens & Hyde Park. The property is well positioned within the middle area of the Royal Borough of Kensington & Chelsea.



ACCESS TO THE AMAZING COMMUNAL GARDENS



Terms

Price: £2,000,000

Tenure: Share of Freehold

Lease: 976 Years TBC

Ground Rent: n/a

Annual Service Charge: £3,948.00 including Reserve Fund

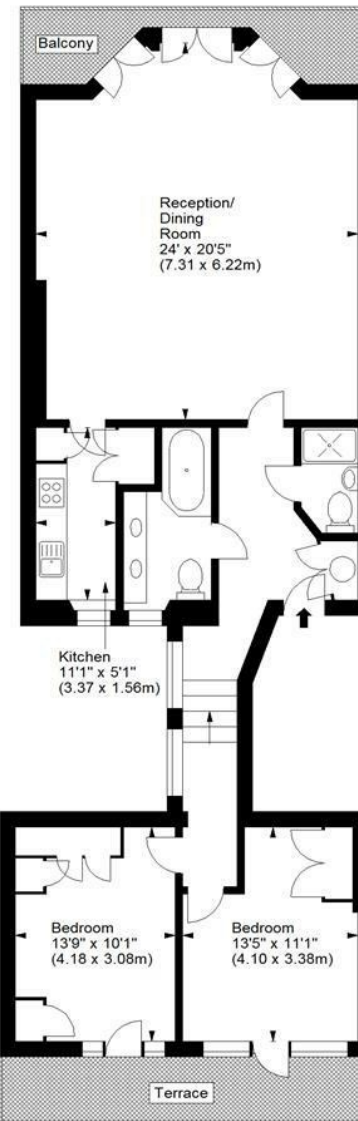
Council Name: Royal Borough of Kensington & Chelsea

Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			



Gledhow Gardens, SW5
Approx. Gross Internal Area
1040 Sq Ft - 96.62 Sq M



First Floor

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

- Garden Square Lifestyle Living at its Best
- Reception Room with Bay Window, French Doors & Balcony
- 2 Double Bedrooms with Front Balcony & Rear Terrace
- Top Tier Prime Situated Garden Square just north east of The Boltons
- Access to Bina Gardens West COMMUNAL GARDENS
- Separate Kitchen
- Royal Borough of Kensington & Chelsea
- High Ceilings circa 3.6 m
- Great volume making the property feel much larger than it is
- 2 Bathrooms



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