



GLEDHOW GARDENS | PRIME SOUTH KENSINGTON SW5



# RAISED GROUND FLOOR WITH DIRECT ACCESS TO COMMUNAL GARDENS

A uniquely desirable raised ground floor apartment with DIRECT ACCESS TO COMMUNAL GARDENS presented to an extremely high standard. The property benefits from wood floors throughout the living areas and offer great volume with ceiling height of circa 3.65 m to the double reception. Features include a working fireplace, beautiful ceiling moulding and a picture bay window, to maximise the view and enjoyment of the lush and rich gardens that this property enjoys access to.

The state of the art Boffi kitchen has extensive storage, fit for a chef with Gaggenau appliances, large island bar for dining and entertaining. Interconnecting wonderfully with the double reception, both leading to the only conservatory on the square. Enabling you and your guests to enjoy perfect panoramic views and DIRECT ACCESS TO COMMUNAL GARDENS. Offering flexible use such as for a study, office, gym or dining area and is perfectly quiet, positioned so that you can sit back and admire the highly coveted, beautiful and prestigious communal gardens.

The remainder of the property includes a large double bedroom with triple window light replete with walk in wardrobe, large en-suite bathroom, designed with a couple in mind. Plus an entrance hall with a WC handsomely decorated with marble including within it a utility cupboard.

Fabulously done with a modern take on an elegant and timeless style, this property must be viewed to be fully appreciated.







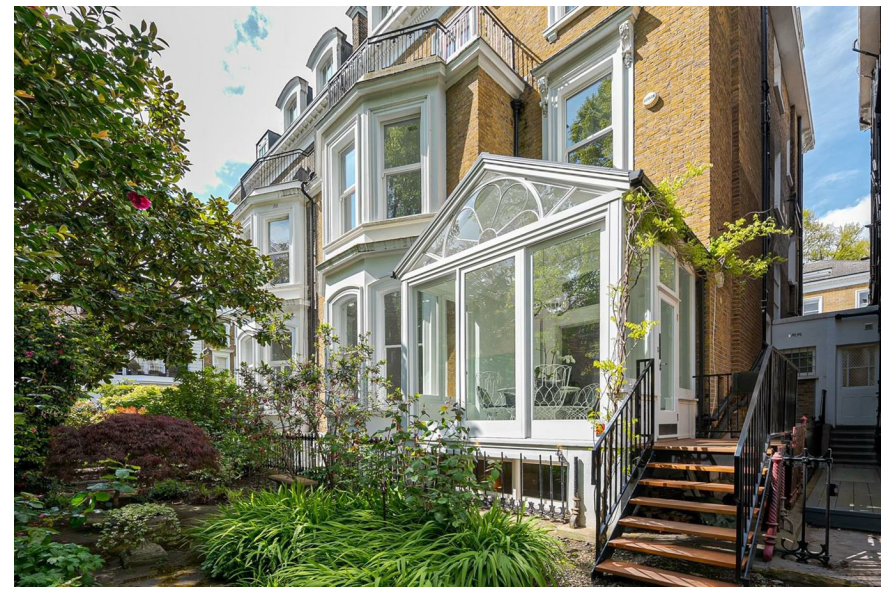
## ACCOMMODATION

Entrance Hall: Double Reception 8.65 m x 5.43 m with Bay Window: Boffi Kitchen 5.85 m x 3.54 m: Conservatory 3.19 mx 2.72 m with Direct Access to Communal Gardens: Large Bedroom 5.47 m x 4.41 m with Walk In Wardrobe and Large En-Suite Bathroom with Double Sink and Full Length Bath & Separate Shower

## 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.





CALL/EMAIL NOW TO ENQUIRE/BOOK AN APPOINTMENT TO VIEW





Terms

**Price: £1,600 Per Week**

**Terms Deposit:** 6 weeks rent

**Length of tenancy:** 12 to 36 months to be negotiated

**Council Name:** The Royal Borough of Kensington & Chelsea

**Council Tax Band:** G

**EPC Rating:** C

## Gledhow Gardens, SW5

Approx. Gross Internal Area  
1373 Sq Ft - 127.55 Sq M


Key :  
CH - Ceiling Height



Raised Ground Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	7
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FEATURES

- Magnificent Reception/Dining Room (28'5 x 17'10) with Bay Window and 3.65 m Ceiling Height
- Large Bedroom (17'11 x 14'6) with Walk in Wardrobe & Luxury En-Suite
- Boffi Contemporary Semi Open Plan Kitchen with Gaggenau Appliances and Dining Bar
- Guest WC in Marble with Utility Cupboard for Washing & Drying Machine
- Unique to Gledhow Gardens with a Conservatory suitable for a Study/Home Office or Dining Room
- Direct Access to Communal Gardens
- High Ceilings circa 3.65 M Bay Windows
- Council Tax Band: G / EPC Rating: C
- The Royal Borough of Kensington & Chelsea
- G.I.A 1373 Sq Ft/ 127.55 Sq M



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