



A BEAUTIFULLY REFINED 2 BEDROOM FLAT SET WITHIN THE PRESTIGIOUS GLEDHOW GARDENS

In the prestigious Gledhow Gardens, this refined first floor flat presents an exceptional fusion of elegance, comfort, and prime London living. With two well-proportioned bedrooms and two modern bathrooms, including both a bath and a shower, this property is ideal for professionals or small families seeking a stylish urban retreat.

The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The fully equipped kitchen boasts ample storage and modern appliances, making it a joy for any home cook. Each bedroom features fitted wardrobes, ensuring that storage is never a concern.

One of the standout features of this flat is the lovely terrace, which offers a private outdoor space to enjoy a morning coffee or unwind after a long day. Additionally, residents have access to the beautifully maintained communal gardens, providing a serene escape from the hustle and bustle of city life.

Located in the desirable SW5 postcode, Gledhow Gardens is well-connected to public transport, making it easy to explore all that London has to offer. With its combination of modern amenities and charming outdoor spaces, this flat is a wonderful opportunity for those looking to embrace city living in a tranquil setting. Don't miss the chance to make this delightful property your new home. NB: Some of the images containing furniture have been virtually staged.

The quarterly service charge is £1,120.65 plus. £297.50 reserve.





ACCOMMODATION

2 Double Bedrooms: Spacious Reception Room: 2 Bathrooms: Fully Equipped Kitchen: Private Terrace: Access to Communal Gardens

LOCATION

Gledhow 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 South 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.





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VIEW

PROPERTY INFORMATION

Property Type: Flat

Construction Materials: Brick

Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband/ Internet connection: Fttc

Mobile Signal Coverage: Please check Ofcom Mobile Checker

Broadband speed: Please check Ofcom Broadband Checker

Parking Arrangements: Street Parking Permit Required

Terms

Price: £1,900,000

Tenure: Share of Freehold

Lease: 999 years from 24 June 1998 / ~ 972 Years Approx Remaining

Service Charge: The current quarterly service charge is £1,120.65 plus. £297.50 reserve.

Ground Rent: n/a

Ground Rent Review Period: n/a

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax Band: G plus garden square supplement

Gledhow Gardens, SW5

Approx. Gross Internal Area
1105 Sq Ft - 102.65 Sq M



First 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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
80	84
EU Directive 2002/91/EC	
England & Wales	

FEATURES

- Two Double Bedrooms
- Two Modern Bathrooms
- Spacious Reception Room
- Fully Equipped Kitchen boasts ample storage and modern appliances
- Fitted Wardrobes/ Plenty of Storage
- Private terrace, which offers views over the stunning communal gardens
- Access to Communal Gardens
- Royal Borough of Kensington & Chelsea

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0207 370 4343

www.whiteestates.com

sk@white-estates.co.uk

176 Old Brompton Road, London, SW5 0BA