





# SUPREMLY ELEGANT LIVING CAN BE ENJOYED IN THIS 5 BEDROOM DUPLEX WITH 3 TERRACES

A best in class, FIVE BEDROOM duplex (can also be used as a 3 bed duplex and self contained 1 bedroom flat). Call White Estates to discuss. Superbly located in the heart of this exclusive neighbourhood; it is close to all of the excitement and action within a Prime Central London international residential location.

The entire property has great proportions and exceptional volume making this a timeless classic. On entering the apartment you will experience great volume with high ceilings and be treated by a classic rendering of the ideal home with magnificent and tall triple sash bay window as one focal point. The reception is adjoined by the kitchen/dining room with a significant amount of storage & fully equipped with direct access to the patio terrace.

Additionally to the raised ground floor is a guest WC bathroom and an en-suite bedroom. To the lower ground level are a further FOUR well sized bedrooms, The TWO bedrooms at the front of the building have the option of being used as a self contained 1 bedroom flat. All FIVE bedrooms have en-suite bathrooms. There are THREE patios.

Supremely elegant living can be enjoyed in the stunning space of this apartment, complimented by beautiful surroundings and wrapped in a delightful Victorian semi-stucco. Primely positioned to allow peaceful enjoyment of the many period features and with a complimentary bright orientation.







## ACCOMMODATION

Accommodation (in short): Entrance Hall to both levels: Reception/Dining Room: Kitchen/Dining Room with Terrace/Patio: 5 Double Bedrooms: 6 Bathrooms (5 En-suite): 2 Further Patios

Accommodation (elaborated): Entrance hall: Level 1 Reception with bay window: Kitchen/dining room (with terrace/patio) fully equipped in style interconnecting with reception/dining room: Bathroom/Guest WC: Staircase to Level 2 internal entrance hallway: 4 further double bedrooms: Extensive storage: 4 bathrooms (all en-suite): Walk in wardrobe to principal bedroom suite: Utility/laundry cupboard: Two Further Patios

## LOCATION

Bina 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.



**G.I.A 2464 Sq Ft / 228.91 Sq M approx. G.I.A plus 3 Terraces/Patios**





**Terms**

**Price: £3,250,000**

**Tenure:** Long Leasehold

**Lease:** 125 years remaining

**Ground Rent:** £1600 per annum approx tbc

**Annual Service Charge:** £4800 per annum approx tbc

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

**Council Tax Band:** G

**EPC Band:** D

**Bina Gardens**

Approx. Gross Internal Area 2464 Sq Ft - 228.91 Sq M



Lower Ground Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each state. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



**FEATURES**

- 5 Bedrooms
- Entrance Hall / Reception Room
- 6 Bathrooms
- Dining Room/ Kitchen
- G.I.A 2464 Sq Ft / 228.91 Sq M approx.
- Self Contained 1 Bedroom Flat Option
- 3 Patio Terraces / Great Location
- EPC Rating: D/ Council Tax Band: G
- The Royal Borough of Kensington and Chelsea
- Utility Room/ High Ceilings/ Herringbone Parquet Throughout

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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



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