



Bina Gardens, London SW5

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A well-presented two bedroom, two bathroom apartment situated on the second floor of a handsome Victorian conversion on a desired residential address in SW5.

The apartment is offered in excellent order, featuring a triple window reception room characterised by a marble fireplace and a striking ceiling height of 3.17 meters. Towards the rear of the apartment is a well-appointed kitchen, including integrated appliances and French doors that open to a generous-sized roof terrace - a space perfect for al fresco dining or entertaining.



**Asking price:** £1,350,000

**Tenure:** Leasehold: approximately 125 years remaining

**Service charge:** £x per annum

**Ground rent:** £x per annum

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** G



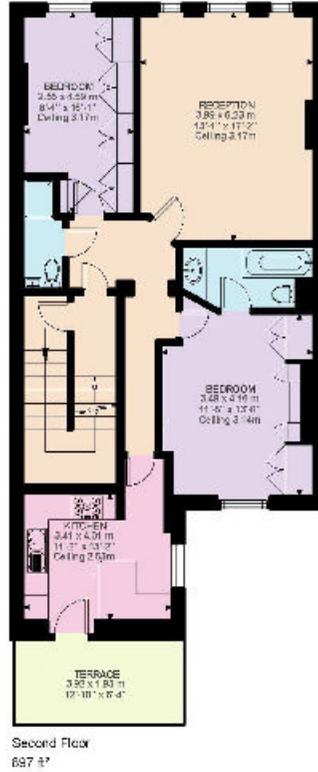
The apartment has two double bedrooms, both served by extensive wardrobe storage and the principal bedroom benefits from an en suite bathroom. There is also an additional shower room in the hallway.

The property has a well-balanced layout, measuring to approximately 897 sq ft, with high ceilings and sleek wooden flooring throughout.

Please note that we have been unable to confirm the next review date for service charge/ground rent. You should ensure that you or your advisors make your own inquiries.



**Bina Gardens, SW5**  
Approximate Gross Internal Area  
83.29 SQ.M / 897 SQ.FT



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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