



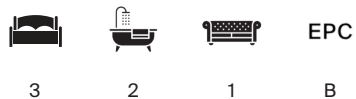
COLUMBIA GARDENS

London, SW6



COLUMBIA GARDENS LONDON, SW6

An immaculate apartment with concierge, air conditioning and lift access, situated on the fourth floor, offering contemporary living with a balcony and car parking.



Local Authority: London Borough of Hammersmith and Fulham
Council Tax band: G

Tenure: Leasehold approx 988 years remaining

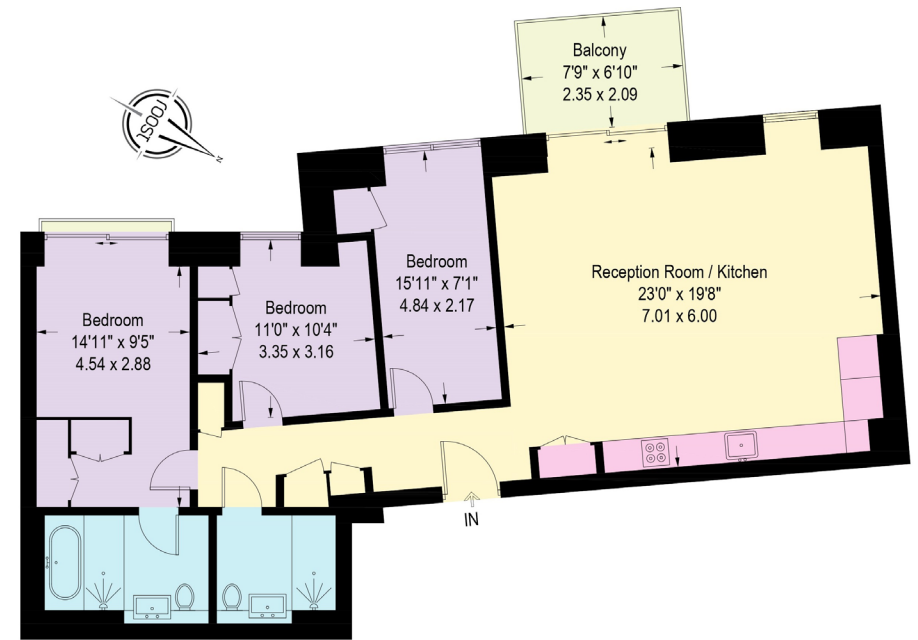
Ground rent: £650 per annum, reviewed every 25 years, next review 2030

Service charge: approx £14,338.16 per annum, reviewed every year, next review 2025

Asking Price: £1,450,000

Upon entering, you are welcomed by a bright and spacious open-plan reception room and kitchen. The stylish kitchen is well-appointed with sleek cabinetry, integrated appliances, and ample worktop space. The apartment features three well-proportioned double bedrooms, each served by ample built-in storage. The principal bedroom benefits from an en suite bathroom, while a second bathroom off the hallway serves the additional bedrooms. With excellent storage throughout, high-quality finishes, and an abundance of natural light, this property is an exceptional home in a prime location. Residents enjoy the convenience of a 24-hour, 5-star concierge service, backed by a 24-hour security and management team. Exclusive access to a private clubhouse further elevates the lifestyle, offering a gym, pool, spa, sauna, steam room, and an elegantly appointed lounge area.

*Please note the ground rent doubles every 25 years for the first 125 years. In 2030 the ground rent payable will be £1,300.



Fourth Floor



Columbia Gardens, London, SW6

Approximate Gross Internal Area = 1106 sq ft / 102.8 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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