



## HARRINGTON GARDENS

South Kensington, SW7



# HARRINGTON GARDENS SOUTH KENSINGTON, SW7

A well-presented apartment, situated within an elegant Grade II listed period building on a sought-after residential street. Spanning two floors, this home offers a well-balanced living space with a versatile layout and wonderful green views over communal gardens.



2



2



2

EPC

E

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax band: G

Tenure: Leasehold, approximately 955 years remaining

Service Charge: £6,562 per annum, reviewed every year, next review due 2026

\*Ground Rent: Approximately £25 per annum, review period unknown

Asking Price: £1,850,000

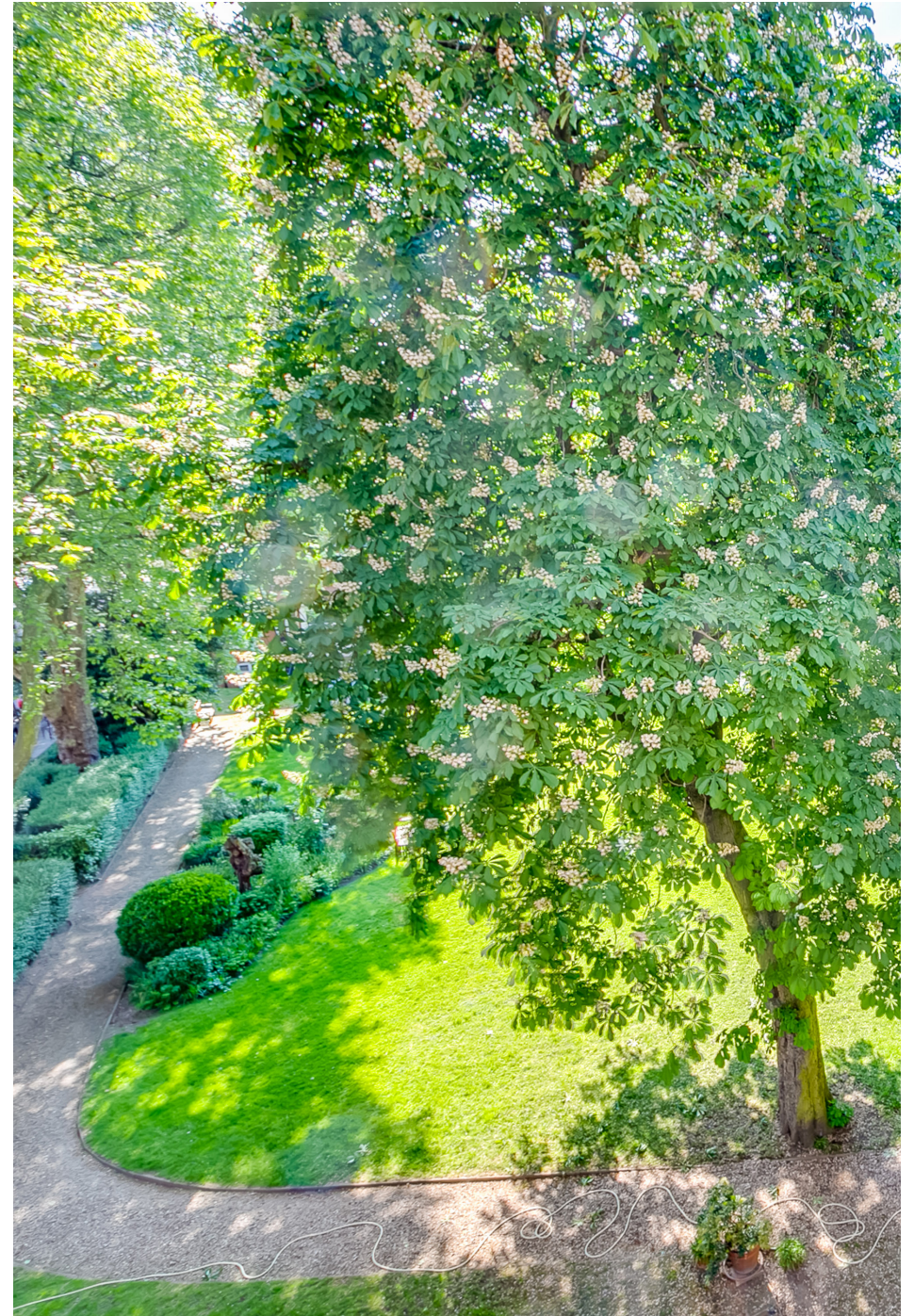




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The third floor welcomes you with a spacious, south-facing reception room featuring a generous ceiling height of 4.16 metres and spanning an impressive width of four elegant windows, creating a bright and inviting atmosphere. Adjacent to this is a separate, well-appointed kitchen, providing ample storage and workspace. The principal bedroom is also on this floor, complemented by ample built-in storage and an en suite. Upstairs, the fourth floor offers a second bedroom alongside a flexible study or additional living area, perfect for a home office or guest space. A second bathroom serves this floor with built-in storage.

\*Please note that we have been unable to confirm the date of the next review for the ground rent. You should ensure that you or your advisors make your own enquiries.\*



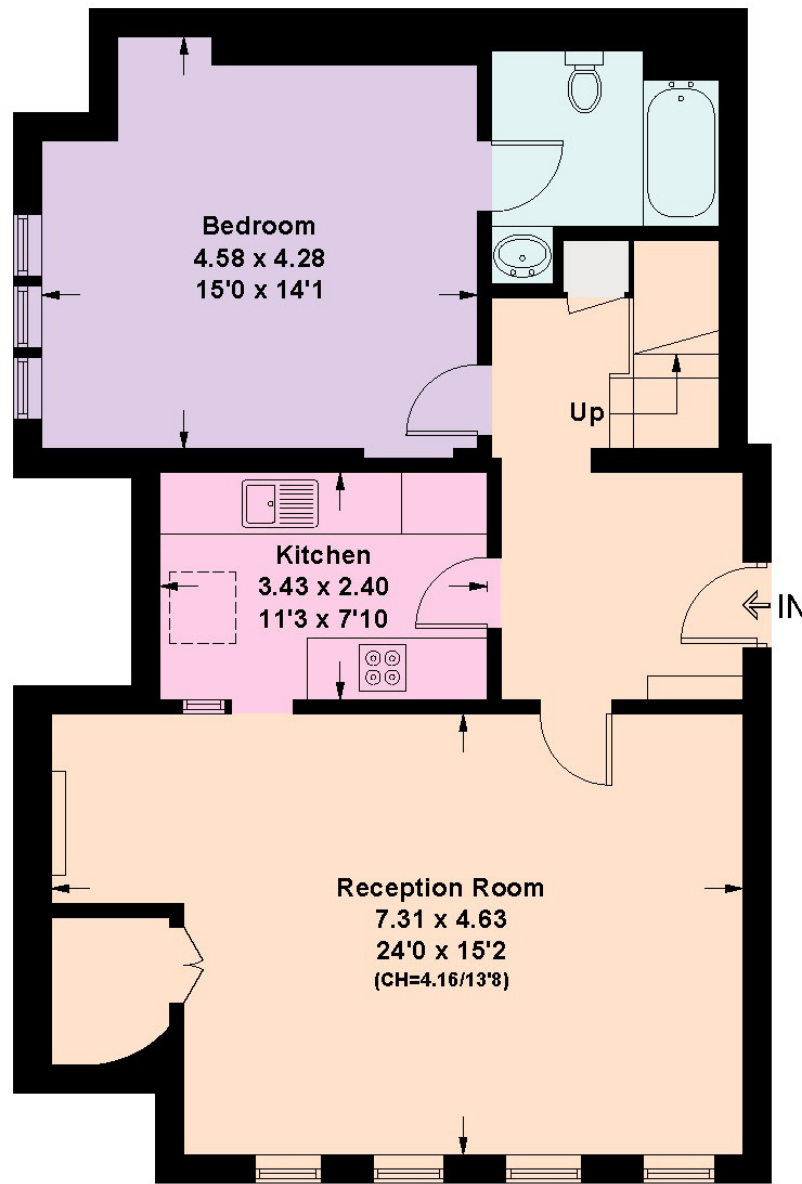










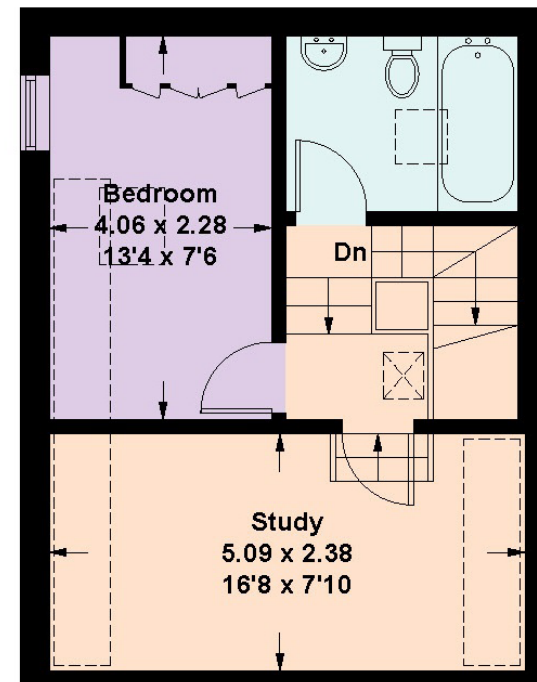


**Third Floor**

[ ] = Reduced head height below 1.5m



(Not Shown In Actual  
Location / Orientation)



**Fourth Floor**

Harrington Gardens, South Kensington SW7  
Approximate Gross Internal Area  
1,200 sq ft / 11.48 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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