



Bina Gardens, London SW5



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A beautifully appointed three/four bedroom maisonette with access to a terrace and a patio, situated on the raised ground and lower ground floor of a handsome Victorian conversion on a quiet, desirable residential street in SW5.

Entering on the raised ground floor, a bright and welcoming entrance hallway leads through to a bay-fronted drawing room adorned with a period fireplace and elegant hardwood parquet flooring. This space is characterised by grand proportions and a striking ceiling height, accentuated by ornate cornicing with original detail.



**Guide price:** £2,500,000

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

**Service charge:** approximately £3,600 per annum, reviewed every year, next review due 2025

**Ground rent:** £1,200 per annum

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

**Council tax band:** G



A well-appointed eat-in kitchen leads off the drawing room, featuring integrated appliances, a gas hob, plenty of cabinetry, ample worktop space and a set of impressive French doors that lead out to a terrace, perfect for al fresco dining and entertaining.

The raised ground floor is also home to a generous-sized double bedroom, offering direct access to the terrace. This spacious bedroom enjoys ample built-in storage and an en suite bathroom illuminated by a skylight. Additionally, a separate bathroom is conveniently accessible from the hallway.

Downstairs are two additional spacious double bedrooms alongside a convenient utility room. These bedrooms offer direct access to the patio and are both served by extensive wardrobe storage, each with its own en suite bathroom. There is an additional bedroom adjacent to the principal bedroom, connected by an interlinking door, making it perfect for a children's room.







Bina Gardens is situated off the Old Brompton Road and is well located for the many excellent and popular local shops, bars and restaurants that the area has to offer. Gloucester Road Tube station, which has District and Circle lines, is a short walk.

Bina Gardens is also positioned within the prestigious Royal Borough of Kensington and Chelsea, offering its residents the to apply for a convenient parking permit.

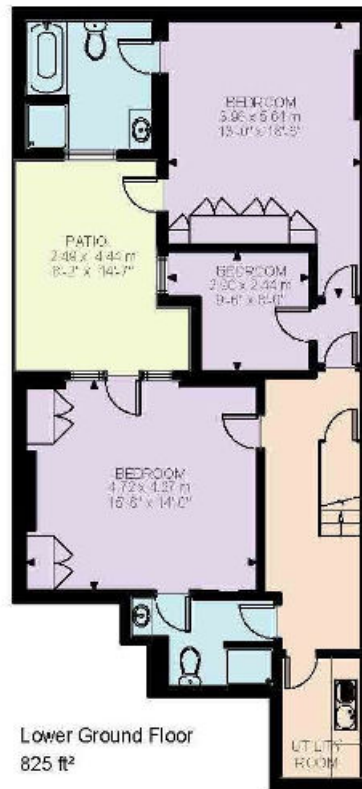
Please note that we have been unable to confirm the date of the following review for service charge/ground rent. You should ensure that you or your advisors make your own enquiries.



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Approximate Gross Internal Floor Area  
172.24 sq m / 1,854 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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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated July 2020.

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