



## HARRINGTON GARDENS

South Kensington, SW7



## HARRINGTON GARDENS SOUTH KENSINGTON, SW7

A four bedroom duplex apartment for sale on a prime residential street in SW7.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold, approximately 958 years remaining

Ground rent: £150 per annum, reviewed every 1 year, next review due 2026

Service charge: £2,500 per annum, reviewed every 1 year, next review due 2026

**Guide price: £3,750,000**



An impressive four-bedroom, three-bathroom apartment set across the second to fifth floors of a charming red-brick period conversion on a sought-after street in South Kensington, SW7. Entered via the second floor, it features a welcoming hall with a study and guest W/C. The third floor offers a stunning south-facing reception/dining room with 3.12m ceilings, wooden floors, and sash windows overlooking gardens, plus a sleek Boffi kitchen and rear double bedroom with a separate shower room. The fourth floor hosts two double bedrooms with ample wardrobes, one en suite, a stylish bathroom, and access to a 235 sq ft undemised roof terrace ideal for entertaining.

A top-floor double bedroom occupies a tranquil loft space, boasting vaulted ceilings, skylights, and generous built-in storage.





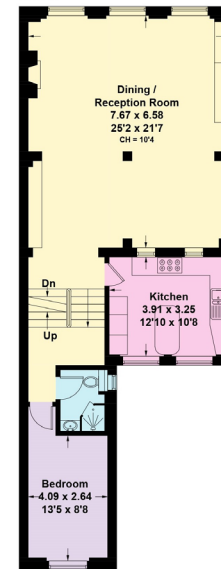
## Harrington Gardens, SW7

Approximate Gross Internal Area = 220.1 sq m / 2369 sq ft  
(Including Reduced Head Height)

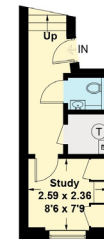
Approximate Gross Internal Area = 192.1 sq m / 2068 sq ft  
(Excluding Reduced Head Height)



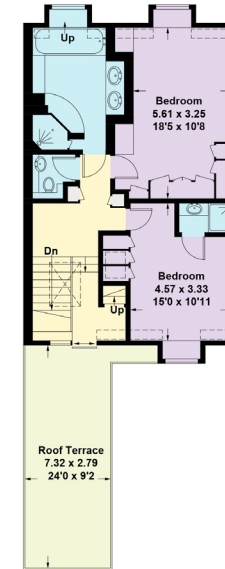
Reduced headroom below 1.5m / 5'0"



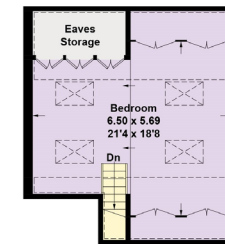
Third Floor



Second Floor



Fourth Floor



Fifth Floor

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.

**Rebecca Jane Higgins**  
+44 20 7871 4115  
rebecca.higgins@knightfrank.com

**Knight Frank Chelsea and South Kensington**  
352a King's Road  
SW3 5UU

**knightfrank.co.uk**

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