

Harrington Gardens, South Kensington SW7



Harrington Gardens

London **SW7**

An elegant three bedroom apartment with two roof terraces, located on the upper floors of a handsome Victorian building on a highly desirable street in South Kensington SW7.



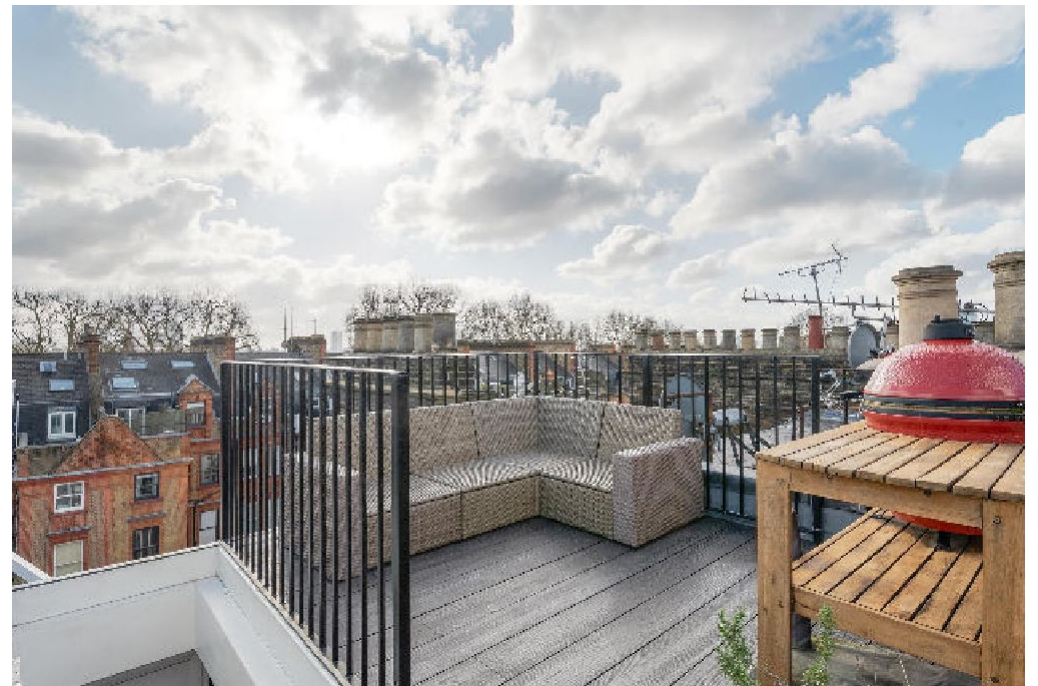
Offers in excess of: £1,750,000

Tenure: Share of freehold plus leasehold, approximately 952 years remaining

Service charge: approximately £2,356.44 per annum, reviewed every year, next review due 2026

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



Spanning approximately 1,427 sq ft (plus 177 sq ft of storage/dressing room and 305 sq ft of undemised terrace), this home beautifully combines traditional charm with modern living. Upon entering the third raised floor, you are welcomed by an entrance hall with convenient built-in storage, a guest cloakroom, and a staircase leading to the main living areas.

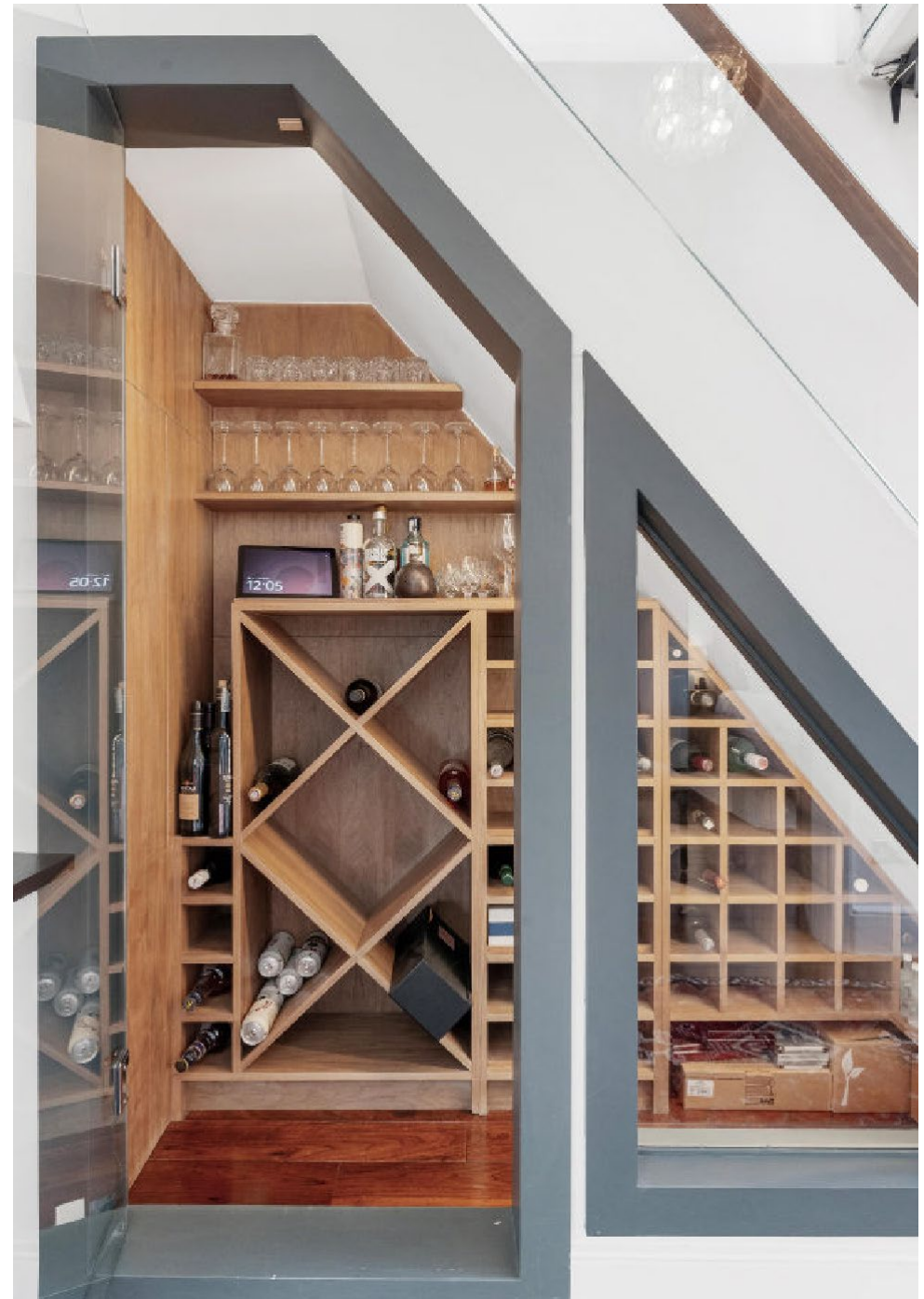
The fourth floor features a generously proportioned open-plan kitchen and reception room with an original period functioning fireplace, ideal for entertaining. This bright space benefits from a south-facing aspect, flooding the room with natural light. Also on this floor are two well-sized double bedrooms with built-in storage and a feature glass-fronted wine storage. The principal bedroom enjoys ample natural light and an en suite bathroom.

The fifth floor is dedicated to another spacious bedroom/study, featuring two dressing rooms, extensive eaves storage, and a separate shower room conveniently located in the hallway. This floor also includes a study area on the landing, offering the perfect workspace for those working from home.

A standout feature of the property are two large, decked roof terraces, ideal for al fresco dining and enjoying rooftop views.

The whole building has just gone through a throughout refurbishment, including re-doing the roof, all the interiors and exteriors.

With its combination of bright interiors, extensive storage, and outdoor space, this property represents an exciting opportunity to own a home in one of South Kensington's most sought-after locations.





Location

Harrington Gardens enjoys a prime location with easy access to many shops, bars, and restaurants. Situated in close proximity to Gloucester Road underground station, with its convenient connections to the Circle, District, and Piccadilly lines, commuting and exploring the city with ease. The station is approximately 0.2 miles away, providing seamless access to all that London has to offer.





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Approximate Gross Internal Area

132.58 sq m / 1427 sq ft

(Excluding Eaves Storage & Roof Terrace)

Eaves Storage 16.45 sq m / 177 sq ft

Roof Terrace 28.34 sq m / 305 sq ft

Inclusive Total Area 149.03 sq m / 1604 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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Particulars dated February 2025. Photographs and videos dated February 2025.

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