



Bina Gardens, London SW5



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An elegant one bedroom apartment situated on the first floor of an attractive Victorian conversion on a desired residential street SW5.

The apartment is offered in excellent order, featuring a bright and spacious drawing room characterised by a period fireplace and a striking ceiling height of 3.74 meters, including ornate ceiling cornicing. A large eat-in kitchen is towards the rear of the apartment, with integrated appliances, a gas hob and plenty of worktop space. This space also benefits from a dual aspect, providing an abundance of natural light. A set of French doors open to a generous-sized roof terrace - a space perfect for al fresco dining or entertaining.



Asking price: £1,795,000

Tenure: Leasehold: approximately 125 years remaining

Service charge: approximately £2,400 per annum

Ground rent: approximately £800 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G

An impressive bedroom is to the rear, served by very high ceilings, extensive wardrobe storage and a spacious en suite bathroom. An additional shower/steam room is also accessed via the hallway.

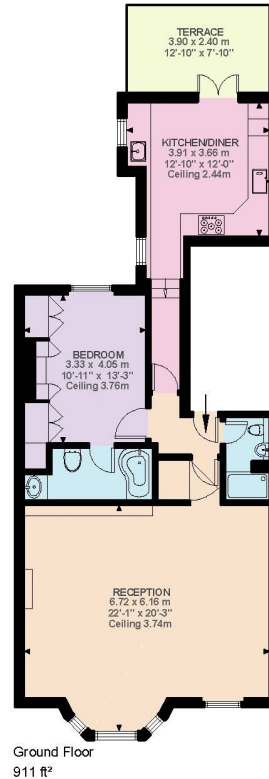
Bina Gardens is situated off the Old Brompton Road and is well located and benefits from the many shops and restaurants this area has to offer. The apartment is ideally located for the local transport links of Gloucester Road (0.2 miles) and South Kensington (0.5 miles) underground stations and enables easy access to the West of London and Heathrow Airport (15 miles) via Cromwell Road (all distances approximate).

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





Bina Gardens, SW5
Approximate Gross Internal Area
84.63 SQ.M / 911 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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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 May 2023. Photographs and videos dated May 2023.

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