



Gledhow Gardens, London SW5



Gledhow Gardens, London SW7

A delightful two bedroom apartment, situated on the second floor of an attractive red-brick Victorian conversion on a highly desirable residential address. This is a rare and exciting opportunity to acquire an exceptional residence with residents' access to Bina Gardens and Gledhow Gardens upon application.

The apartment is well arranged, over 745 sq ft, and has the added benefit of a share of the freehold with an underlying long lease.



Asking price: £1,450,000

Tenure: Share of freehold plus leasehold, approximately 148 years remaining

Service charge: approximately £4,104 per annum, reviewed once per annum

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G

Entering on the second floor, an inviting hallway leads through to a wonderfully light reception room, which enjoys elegant hardwood flooring and pretty green views over Gledhow Gardens. A well-appointed kitchen is adjacent to the reception room, which includes integrated appliances, a gas hob and ample cabinetry/worktop space.

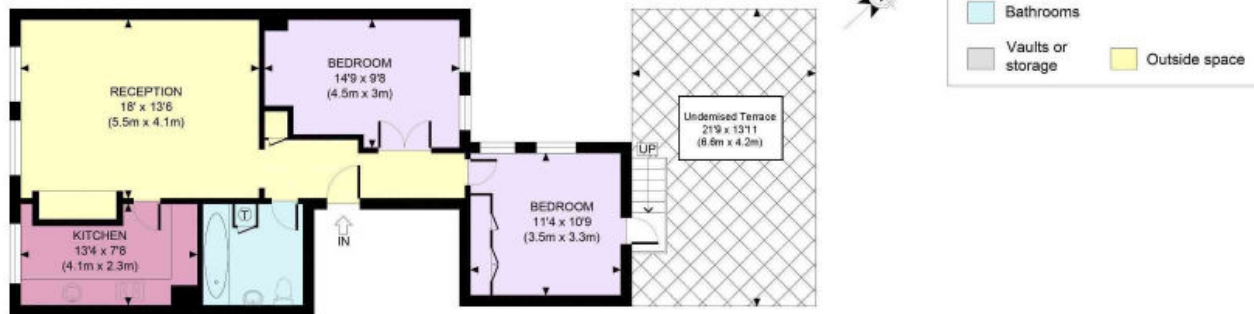
The principal bedroom is discreetly positioned towards the rear of the apartment, which is served by extensive wardrobe storage and direct access to an exemplary decked roof terrace with views over Bina Gardens - a space perfect for al fresco dining and entertaining. There is a further double bedroom adjacent to the principal suite and a conveniently located bathroom, accessible via the hallway.

Gledhow Gardens enjoys a coveted location positioned between Gloucester Road and South Kensington underground stations. The apartment occupies a prime position, within close proximity to a wealth of local amenities, including well-renowned restaurants, shops, and esteemed schools like Wetherby School Kensington



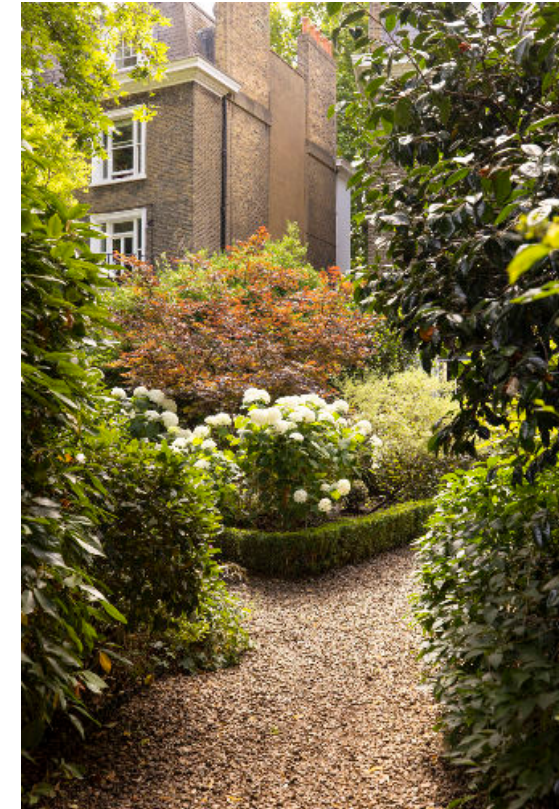
Gledhow Gardens

Gross Internal Area(approx.) - 69.21 m²/ (745 Ft²)



SECOND FLOOR

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 December 2023. Photographs and videos dated June 2019.

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