



Barkston Gardens, London SW5



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A substantial four bedroom lateral apartment with lift access, situated on the second floor of an attractive red brick mansion block with a resident porter on the coveted square of Barkston Gardens SW5. This is a rare and exciting opportunity to acquire an impressive lateral family residence situated in the Royal Borough of Kensington and Chelsea.

Entering on the second floor, an inviting hallway including a guest cloakroom, leads through to an exceptional bay-fronted drawing room, which is characterised by high ceilings, a stately period fireplace and four floor-to-ceiling French doors that open out to a full-width balcony with wonderful green views of the garden square below



Asking price: £4,575,000

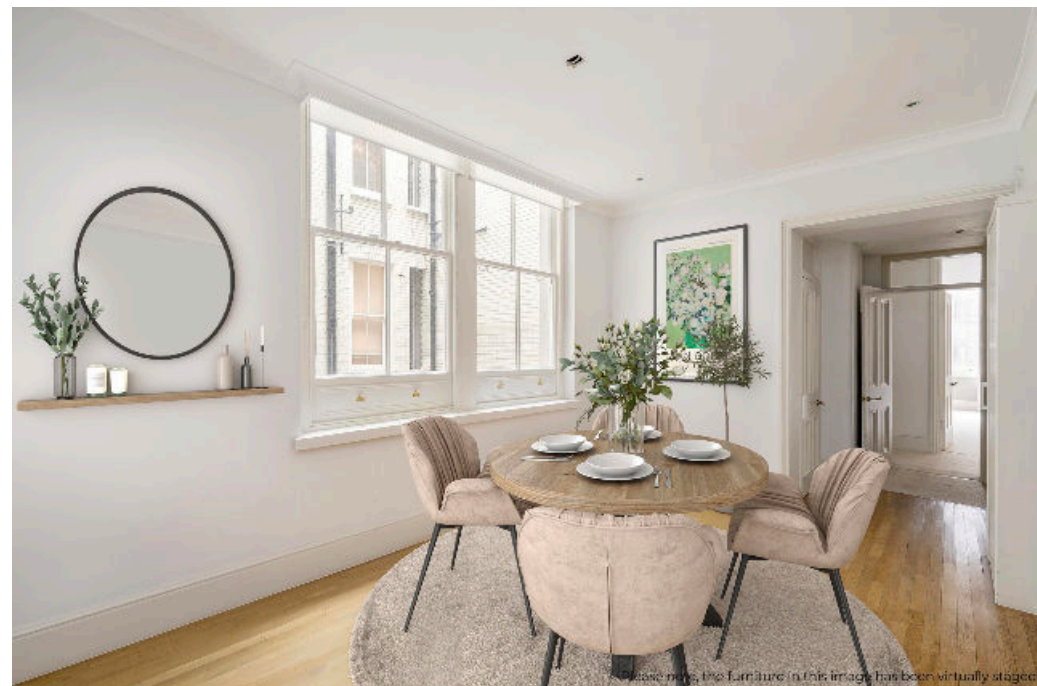
Tenure: Share of freehold plus leasehold, approximately 78 years remaining

Service charge: approximately £12,180 per annum, reviewed every year, next review due 2025

Ground rent: approximately £500 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H



A discreet study space leads off the drawing room, which is a space ideal for working from home. A separate, formal dining room is adjacent to the drawing room, also benefiting from high ceilings and two French doors opening out to the balcony. A well-appointed kitchen is adjacent to the study, including integrated appliances, a gas hob, quality cabinetry and ample worktop space. Every detail has been carefully considered to ensure both functionality and aesthetic appeal. A spacious breakfast room and separate utility room lead off the kitchen.

The principal bedroom is discreetly positioned at the rear of the apartment, which is served by extensive wardrobe storage and an en suite bathroom. There are three further good-sized double bedrooms to the rear, one benefiting from an en suite shower. Additionally, there is a conveniently located family bathroom, which is accessible via the hallway.

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





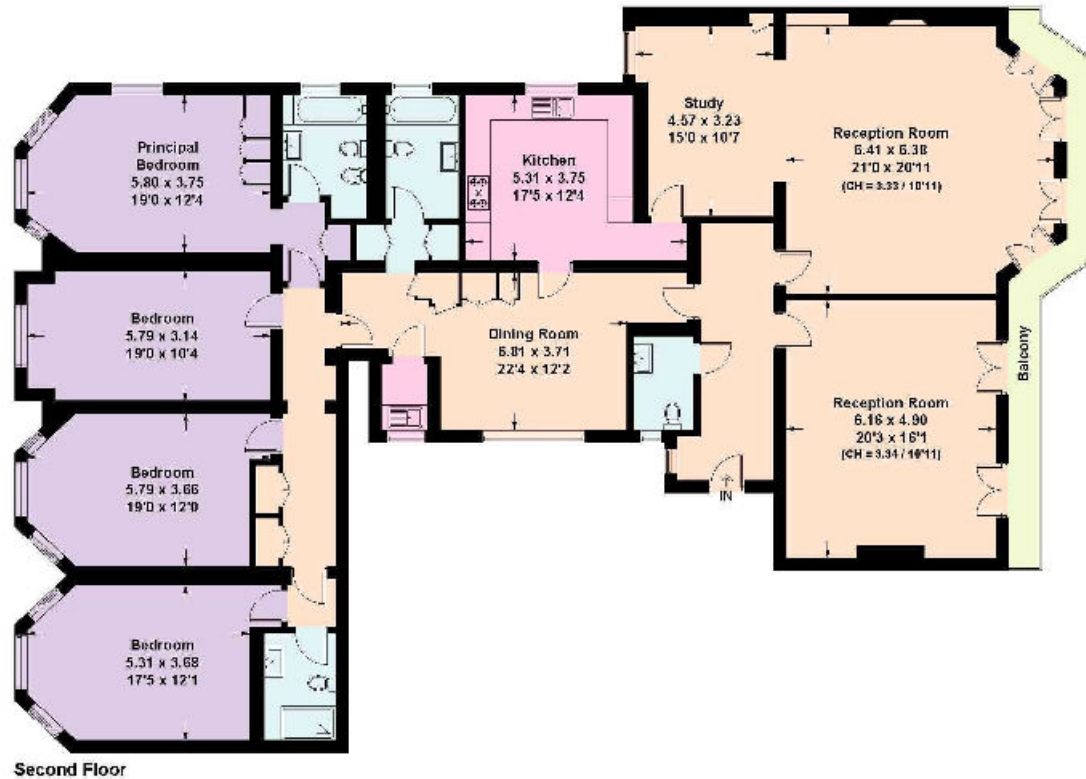
This remarkable property is well arranged over 2,951 sq ft of lateral space, enjoying excellent ceiling heights and an abundance of storage throughout. There is also communal bike storage on the lower ground floor of the building.

Barkston Gardens is an attractive garden square situated North of the Old Brompton Road and East of Earl's Court Road. The property benefits from the many shops and restaurants this area offers and is within walking distance of Gloucester Road and Earls Court stations. Barkston Gardens is situated in the prestigious Royal Borough of Kensington and Chelsea, offering its residents the right to apply for a convenient parking permit.



Sheridan Court, SW5

Approximate Floor Area = 274.2 sq m / 2951 sq ft
Including Limited Use Area (1.4 sq m / 15 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 March 2024. Photographs and videos dated February 2024.
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