



Clareville Court, South Kensington **SW7**

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A well-presented two/three bedroom apartment, situated on the fifth floor of a purpose-built period mansion block on a beautifully quiet tree-lined residential street in South Kensington SW7. This is an exciting opportunity to acquire a delightful residence situated in a well-maintained building with ported block management.

Entering on the fifth floor, an inviting hallway with wardrobe storage leads through to a bright and spacious reception room. A well-appointed, separate kitchen, which includes integrated appliances, is adjacent to the reception room.



Asking price: £1,150,000

Tenure: Share of freehold plus leasehold, approximately 948 years remaining

Service charge: approximately £5,435 per annum, reviewed every year, next review due 2024

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



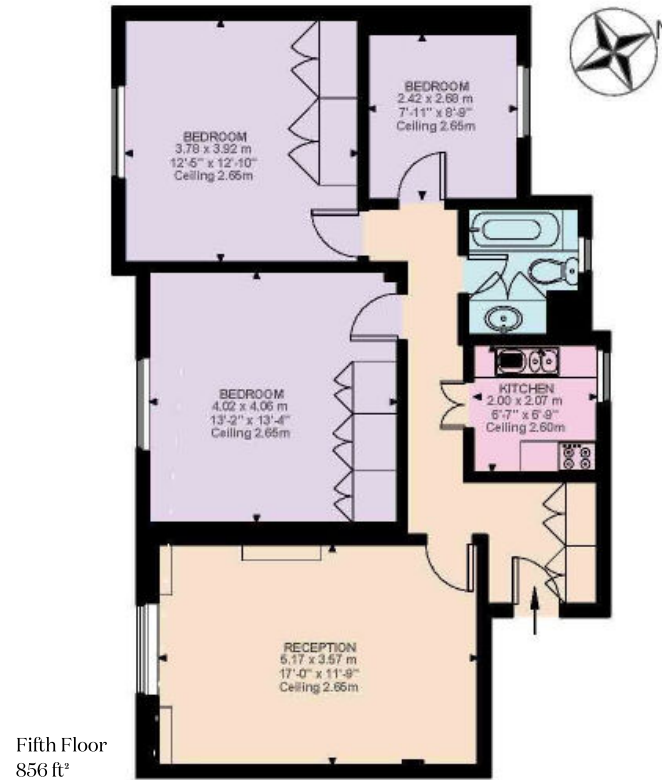
The principal bedroom is discreetly positioned towards the rear of the apartment, and it is served by extensive wardrobe storage. There is a further double bedroom with ample wardrobe storage and a separate third bedroom, which can be used as a study if desired. Additionally, there is a conveniently located bathroom, which is accessible via the hallway.

Clareville Court is a desirable and well-maintained portered block that is well located for all of the local shops, restaurants, and pubs that the area has to offer. Several well-renowned schools are also conveniently located nearby, such as Our Lady of Victories RC Primary School, Glendower Preparatory School, and Bousfield Primary School.

The area is well served by a regular bus service, and the property is conveniently situated near the South Kensington Underground Station, and Gloucester Road tube station, which is serviced by the Circle, District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease.



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Approximate Gross Internal Area
79.53 sq m / 856 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 April 2024. Photographs and videos dated April 2024.
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