

Harrington Gardens, London SW7



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An impressive and immaculately presented three bedroom, two-bathroom duplex apartment situated on the raised ground and lower ground floor of a handsome period conversion on Harrington Gardens, SW7. This is an exciting opportunity to acquire an exceptional family residence with an excellent blend of living and entertaining space.

Entering on the raised ground floor, an inviting hallway leads through to a south-facing reception room, characterised by a striking ceiling height, hardwood floors and a feature fireplace.



Guide price: £2,250,000

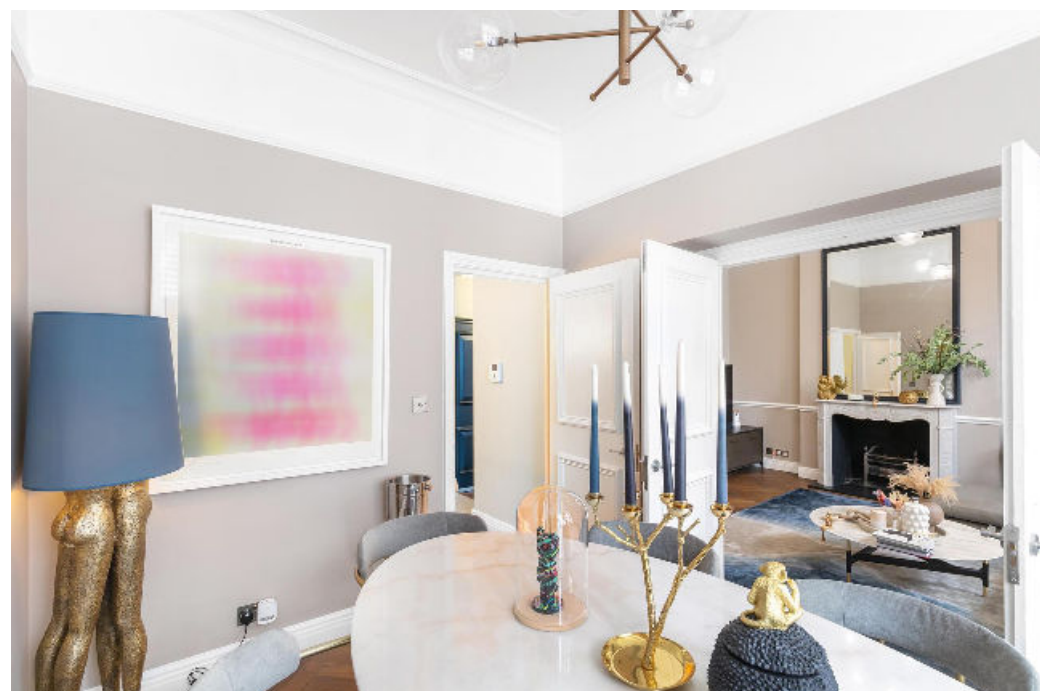
Tenure: Leasehold: approximately 88 years remaining

Service charge: approximately £4,163 per annum, reviewed every year, next review due 2025

Ground rent: approximately £375 per annum, reviewed every year, next review due 2025

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



The dining room is positioned just off the reception room and has double doors, allowing the space to be closed off while entertaining. A modern fitted kitchen is positioned towards the rear of the ground floor and features granite worktops, Miele appliances, and plenty of storage space. A guest WC completes this floor.

Downstairs, there is an impressive principal bedroom complete with plenty of fitted wardrobes and an en suite shower room, two further double bedrooms and a beautifully appointed family bathroom. From this floor, there is access to two private courtyards.

The property further benefits from access to a large loft space for storage and access to Harrington Gardens (upon application).

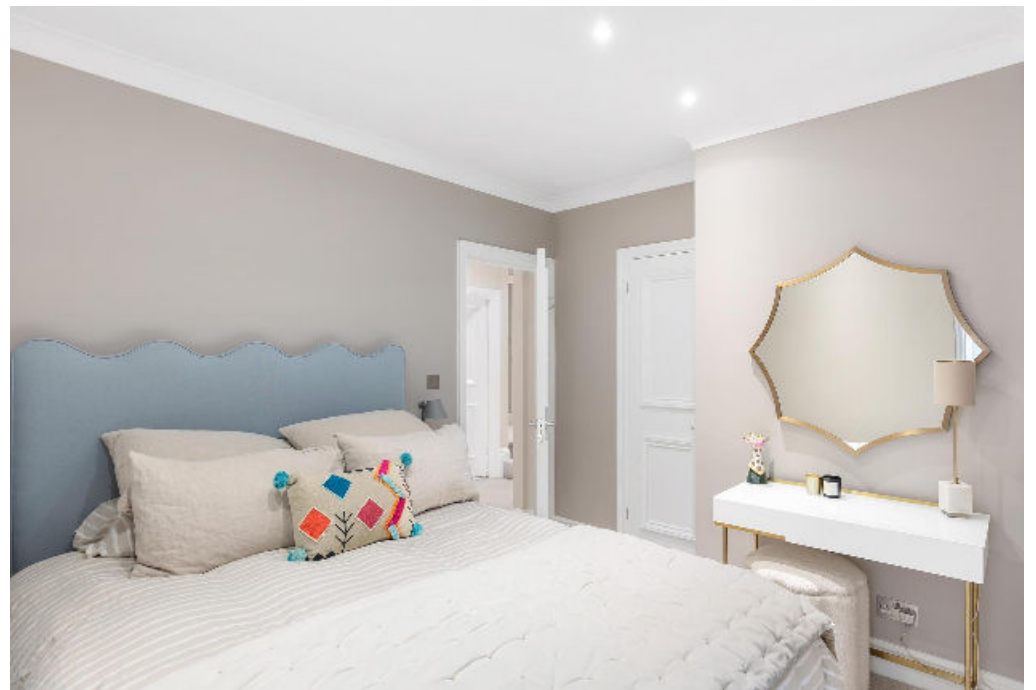
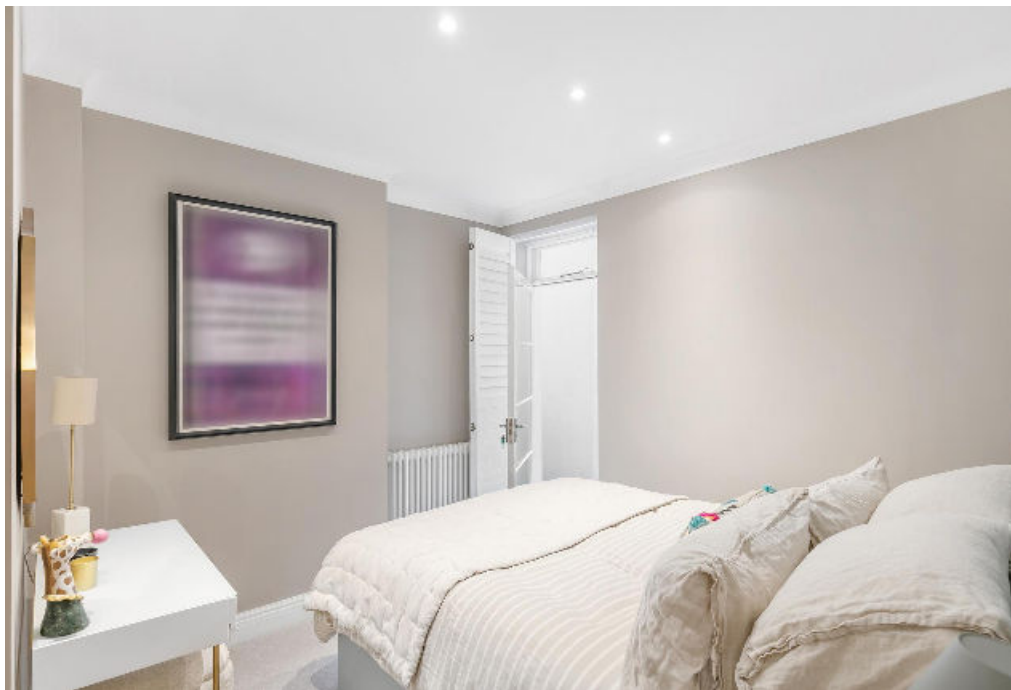


Location

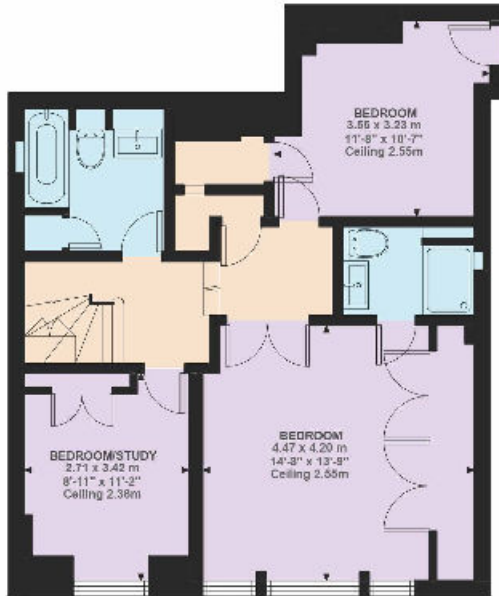
Harrington Gardens enjoys a prime location with easy access to many shops, bars, and restaurants. Situated in close proximity to Gloucester Road underground station, with its convenient connections to the Circle, District, and Piccadilly lines, commuting and exploring the city with ease. The station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



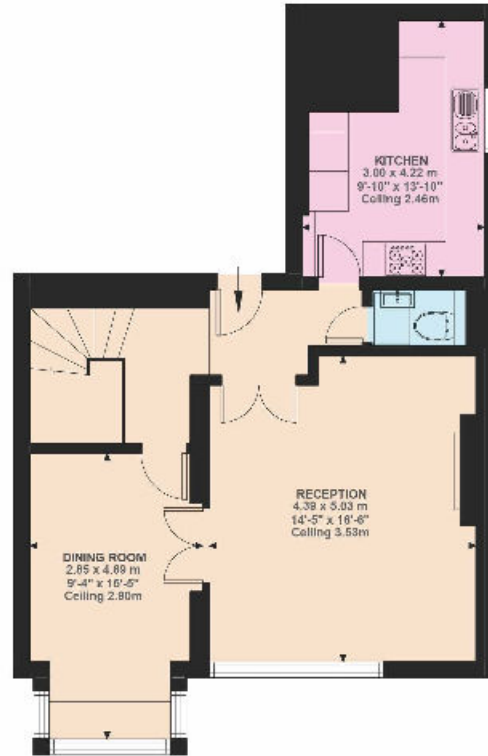




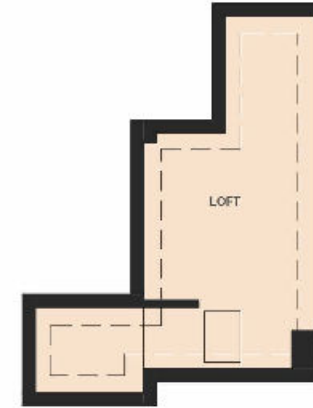
Harrington Gardens, SW7
 Approximate Gross Internal Area
124.79 SQ.M / 1343 SQ.FT
 (EXCLUDING LOFT)
 LOFT 16.45 SQ.M / 177 SQ.FT
INCLUSIVE TOTAL AREA 141.24 SQ.M / 1520 SQ.FT



Lower Ground Floor
670 ft²



Ground Floor
673 ft²



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 May 2024. Photographs and videos dated May 2024.
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