



Barkston Gardens, London **SW5**

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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. Motorists will find straightforward access to the A4 for a fast route into central London and the M4, M25 and the West.

The area is well served by a regular bus service, and the property is conveniently situated near the Ears Court tube station (District, and Piccadilly lines) and Gloucester Road tube station (Circle, District, and Piccadilly lines), enabling excellent transport connections to explore the city with ease.



Guide price: £3,700,000

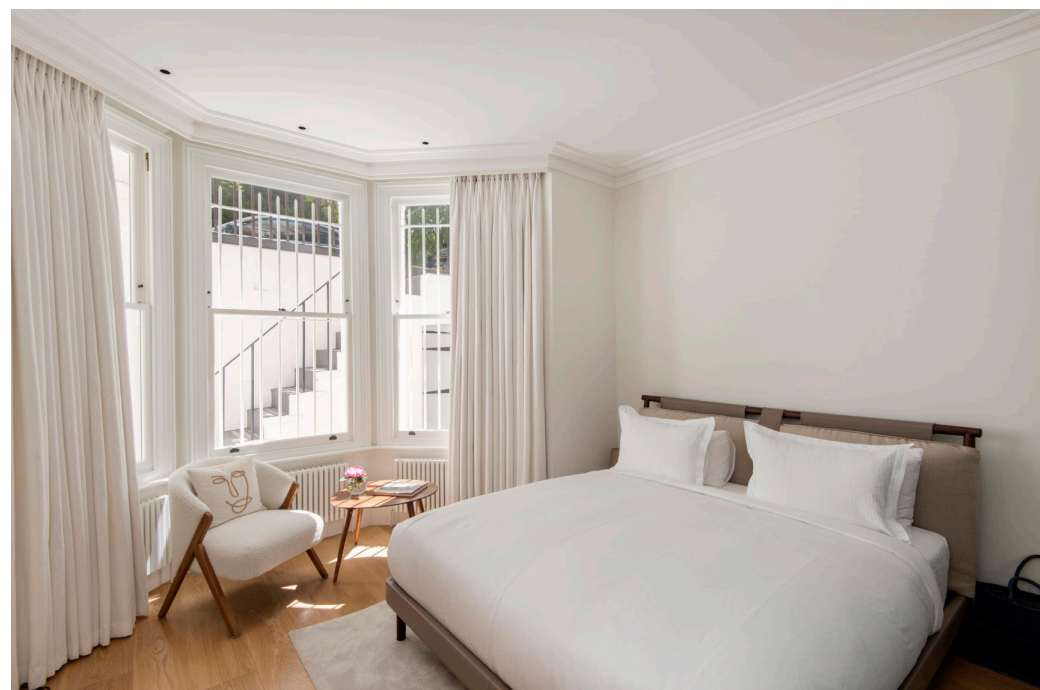
Tenure: Share of freehold plus leasehold, approximately 955 years remaining

Service charge: £3,600 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H





Property

A four bedroom, four bathroom apartment situated on the ground and lower ground floor of a handsome red-brick Victorian building on a prime garden square in SW5.

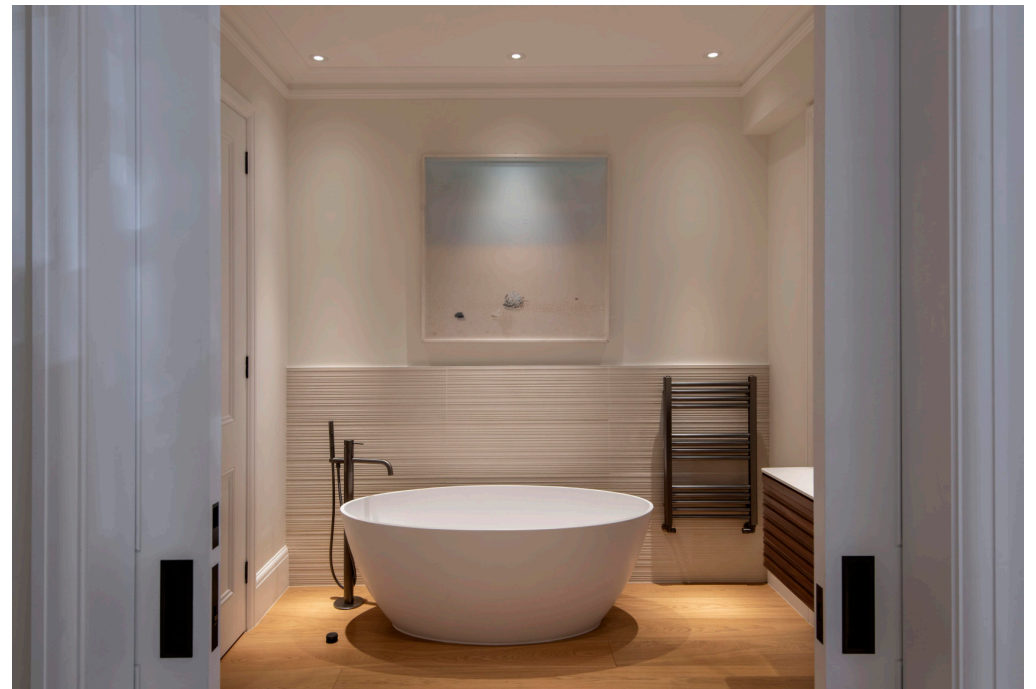
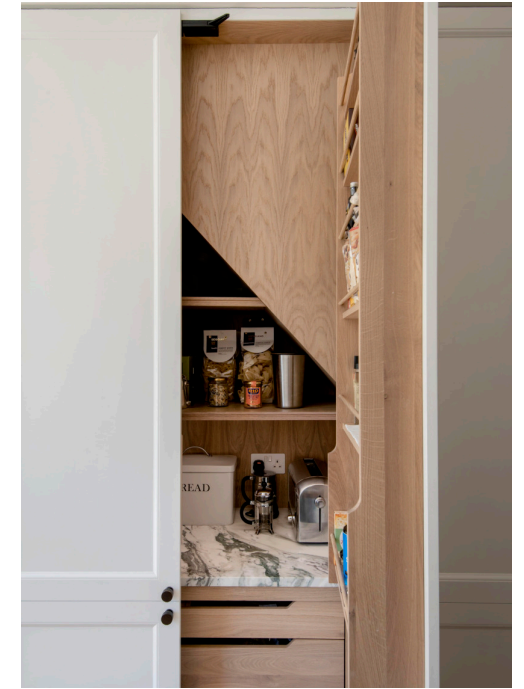
Upon entering on the ground floor, there is an exceptional double reception room featuring a period Statuary White marble fireplace and south-facing sash bay windows with acoustic double glazing. The room is characterised by a striking ceiling height of 3.58 metres, which is adorned with original details and architraves. This space seamlessly connects to a spacious eat-in kitchen, equipped with marble worktops and Gaggenau appliances. Adding to the charm, a floor-to-ceiling French door seamlessly connects the kitchen to a 28-ft private garden with an open aspect.

Downstairs, a large south-facing principal bedroom features fully fitted wardrobes and an en suite bathroom with a free-standing bath, walk-in shower, full-width basin, mirror, and heated towel rail. Adjacent to this suite is a utility room offering ample storage. This floor also includes two additional bedroom suites, each with fitted wardrobes and en suite bathrooms. On the first floor, there is a study or additional bedroom that enjoys abundant natural light and offers pretty green views over the garden.

The property showcases high-quality materials, thoughtful design, and attention to detail, having been recently redeveloped to a high standard by the current owner. It features modern technology, including Lucent mood lighting and Cat5 cabling routed to an IT closet, combining functionality with ease of use. The apartment has generous proportions with very high ceilings and receives plenty of natural light throughout.

This is a rare opportunity to acquire a property with a private garden, situated in a prime location on a highly sought-after garden square, with residents access to the square upon application process.





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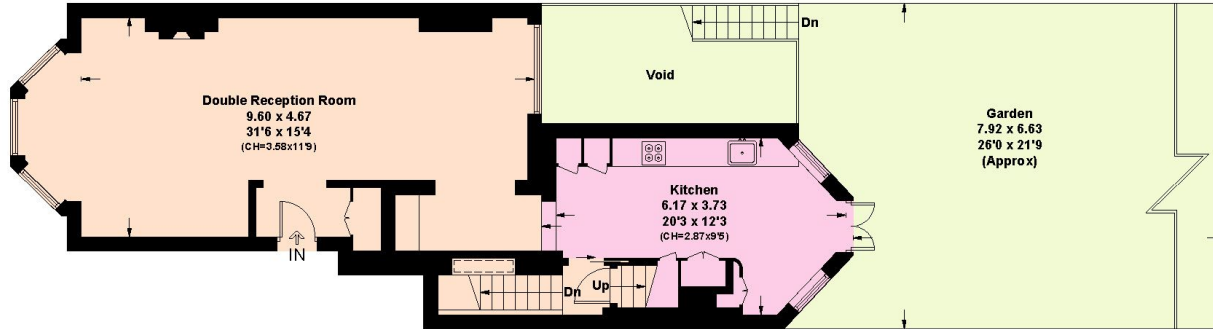
Approximate Floor Area = 181.8 sq m / 1957 sq ft

Vault = 6.3 sq m / 68 sq ft

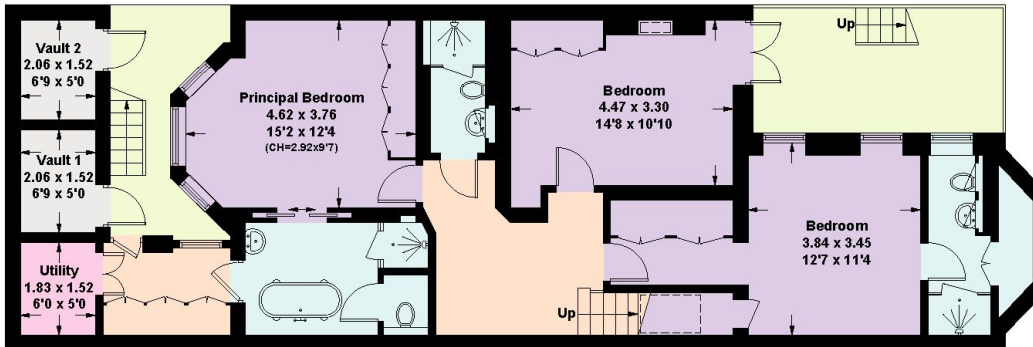
Total = 188.1 sq m / 2025 sq ft

Including Limited Use Area (2.3 sq m / 25 sq ft)

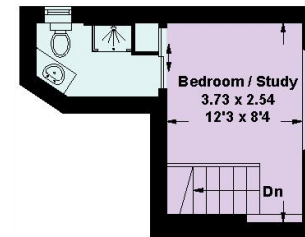
Garden Area = 59.7 sq m / 643 sq ft



Raised Ground Floor



Lower Ground Floor



First 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 May 2024. Photographs and videos dated May 2024.

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