



Barkston Gardens, London SW5



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Entering the apartment on the second floor, there is an inviting hallway with integrated storage and a separate shower room with a sleek finish. The hallway leads through to an exceptional reception room, which is characterised by a striking ceiling height of approximately 3.45 metres and a period fireplace. The space further benefits from floor-to-ceiling French doors that open out to a balcony with pretty views of the garden square below. Off the reception room is a well-appointed kitchen, complete with a breakfast bar, integrated appliances, a modern hob, and ample cabinetry and worktop space.



Asking price: £1,650,000

Tenure: Share of freehold plus leasehold, approximately 951 years remaining

Service charge: approximately £4,829 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: E



A spacious, south-facing principal double bedroom is discreetly positioned at the rear of the property, offering extensive wardrobe storage and an en suite bathroom with a freestanding bath and a separate shower. An additional bedroom is situated at the front of the property, featuring integrated storage and serene green views.

The property further benefits from residents' access to the picturesque square of Barkston Gardens upon the application process.

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 nearby Gloucester Road and Earls Court stations.

The area is well served by a regular bus service, and the property is conveniently situated near the Earl's Court underground station (District and Piccadilly lines) and Gloucester Road underground station (Circle, District, and Piccadilly lines).



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Approximate Gross Internal Floor Area
87.29 sq m / 940 sq ft (Excluding Storage)

Storage 5.29 sq m / 57 sq ft

Total Area 92.57 sq m / 996 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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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 July 2024. Photographs and videos dated July 2024.

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