



Wetherby Gardens, South Kensington SW7



Wetherby Gardens, South Kensington SW5

An immaculate five bedroom lateral apartment situated on the second and third floor of a handsome Victorian conversion, set back from the road concealed by an impressive mature tree, providing both appeal and privacy. This apartment is a unique offering, situated in a well-maintained building with elegant communal areas and residents' access to the picturesque square of Wetherby Gardens upon application process.

Upon entering the apartment via the second floor, a grand, welcoming hallway adorned by an elegant staircase leads through to an exceptional reception room with tranquil green viewings of the garden square below. This room is characterised by a striking ceiling height of 3.05 meters and features an attractive period fireplace, adding a touch of sophistication and charm.



Asking price: £4,950,000

Tenure: Share of freehold plus leasehold, approximately 961 years remaining

Service charge: approximately £6,000 per annum, reviewed every year, next review due 2025

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H

A spacious dining room leads off the reception room, seamlessly connecting to a separate, well-appointed eat-in kitchen with premium integrated appliances, a gas hob, and pristine worktops. Every detail has been carefully considered to ensure both functionality and aesthetic appeal.

Wetherby Gardens is situated just off Hereford Square and enjoys a unique and tranquil village-like atmosphere, benefiting from the many shops and restaurants this area has to offer. This property is conveniently located within walking distance of both South Kensington and Gloucester Road underground stations, enabling excellent transport connections to travel London with ease. Drivers will also enjoy swift access to Heathrow Airport via convenient routes.

Wetherby Gardens is situated in the prestigious Royal Borough of Kensington and Chelsea, offering its residents the to apply for a convenient parking permit.









The building has elegant communal areas, including a charming fireplace.





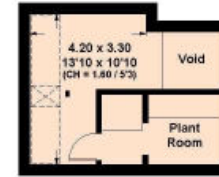
The second floor also houses a good-sized bedroom with ample built-in wardrobe storage, a conveniently located separate shower room accessible via the hallway, and a fully fitted study overlooking the communal gardens.

The principal bedroom suite is discreetly positioned upstairs, served by extensive wardrobe storage, an exclusive dressing room and a spacious en suite with a standalone bathtub, separate walk-in shower and a double basin. Additionally, the principal suite benefits from south-facing views, filling the space with an abundance of natural light. To the rear, three well-proportioned double bedrooms offer tranquil green vistas and ample storage. This floor also encompasses two additional bathrooms and a convenient utility room, all easily accessible from the hallway.



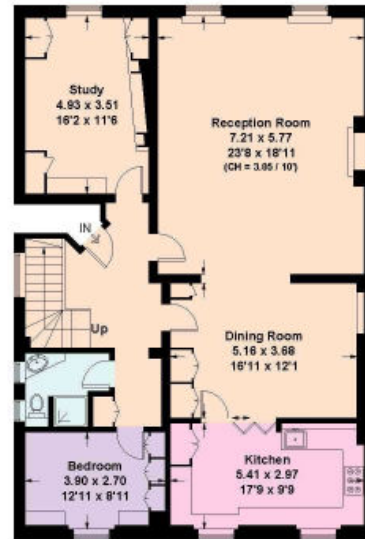


Wetherby Gardens, SW5
 Approximate Floor Area = 266.2 sq m / 2865 sq ft
 Loft = 19.9 sq m / 215 sq ft (Excluding Void)
 Total = 286.1 sq m / 3080 sq ft
 Including Limited Use Area (12.5 sq m / 134 sq ft)

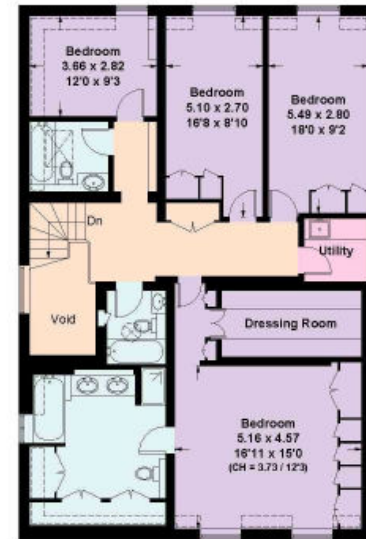


Loft

□ Bedhead height below 1.5m
 □ Disturbance



Second Floor



Third Floor

Knight Frank
 South Kensington Sales
 160 Old Brompton Road
 London
 SW5 0BA
knightfrank.co.uk

I would be delighted to tell you more
Rebecca Jane Higgins
 020 7871 4115
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