



THE ARTS HOUSE, GLOUCESTER ROAD

South Kensington SW7



THE ARTS HOUSE

A bright two bedroom, two bathroom apartment situated on the third floor of a Victorian period conversion, with its own concierge and direct lift access.

			EPC
2	2	1	C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Leasehold, with approximately 990 years left on the lease

Ground rent: Please note we have not yet received details regarding ground rent. Please make your own enquiries

Service charge: £14,068.26 per annum, reviewed every year, next review due 2026

Guide price: £2,000,000



GLOUCESTER ROAD

The apartment is offered in very good order with a large reception room with an open and spacious feel. There is also an open plan kitchen with marble surface tops, an oven and integrated appliances. The principal suite is quietly positioned to the rear enjoying built-in storage, sash windows and en suite with a walk-in shower, bath, basin and marble finish. There is a second well-sized double bedroom with built-in wardrobes and west-facing views. The property has an abundance of storage and a balance of carpet and wooden parquet flooring throughout. The property has Sonos surround sound, comfort cooling, and having underfloor heating in the bathrooms. There is also has a separate WC in the hallway.









Approximate Gross Internal Area = 119.47 sq m / 1,286 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Claire Mengham

020 3978 2462

claire.mengham@knightfrank.com

Knight Frank Chelsea and South Kensington

352a Kings Road

SW3 5UU

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2025. Photographs and videos dated August 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.