



A stunning first and second floor three bedroom apartment located on one of South Kensington's most desirable residential addresses.

Onslow Gardens, London, SW7

Guide Price £3,750,000 Leasehold (Lease Expiry December 2138)









- *Stunning garden views*
- *Communal gardens*
- *White stucco building*
- *Highly desirable residential address*
- *Balcony (non-demised)*
- *Terrace (non-demised)*

#### About this property

This stunning first and second floor apartment is discretely positioned within one of Onslow Gardens most desirable locations. The property benefits from high ceilings, wonderful natural light, garden views and a feeling of grandeur throughout.

The accommodation is perfectly balanced and comprises:

#### First Floor

Entrance hall with fitted storage and a guest W/C, elegant reception room with floor to ceiling doors that lead onto a balcony (non-demised), dining area, separate kitchen, roof terrace (non-demised).

#### Second Floor

Three double bedrooms, two en suite bathrooms plus a separate family bathroom.

The common parts of the building are well presented and the building benefits from an impressive stucco façade. The building further benefits from the use of a beautiful communal garden square.

#### Local Information

Located approximately 0.3 miles from South Kensington Tube Station which offers District, Circle and Piccadilly Line services, the area is also renowned for its wonderful choice of boutique shops and fashionable bars and restaurants. The additional amenities of Gloucester Road and Chelsea are also easily accessible, as is the A4 providing speedy access to the West and Heathrow via the M4.







**Tenure**

Leasehold (Lease Expiry December 2138)

**Local Authority**

Royal Borough Of Kensington and Chelsea

**Council Tax**

Band = H

**Ground Rent**

peppercorn

**Service Charge**

£10350 per annum (+ £489 in garden Fees)

**Energy Performance**

EPC Rating = D

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills and Maskells Chelsea Offices.

Savills telephone: 020 7578 9000

Maskells telephone: 020 7581 2216





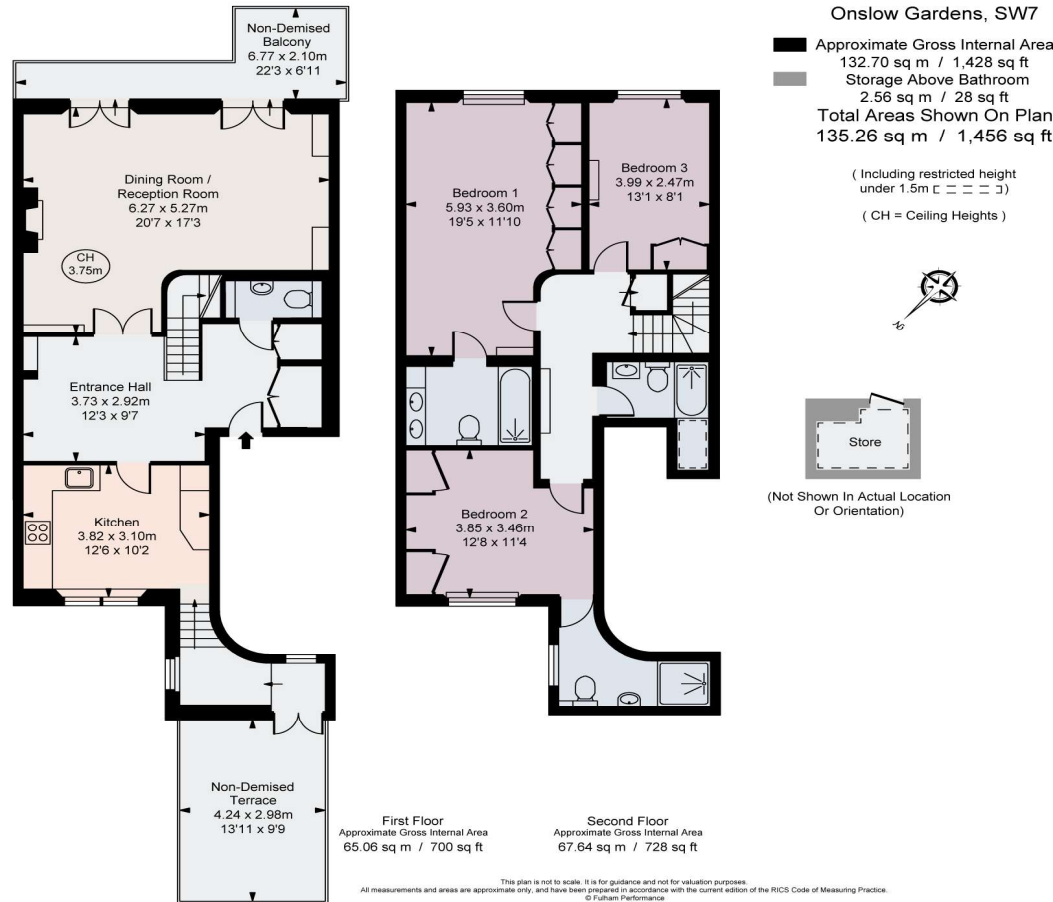


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Gross Internal Area 1428 sq ft, 132.7 m<sup>2</sup>

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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