






# ONslow SQUARE

South Kensington SW7



## PRIME GARDEN SQUARE LOCATION

This spacious and well-arranged flat has an abundance of natural light throughout and lovely views over the communal gardens.

			<b>EPC</b>
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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold, approximately 74 years remaining

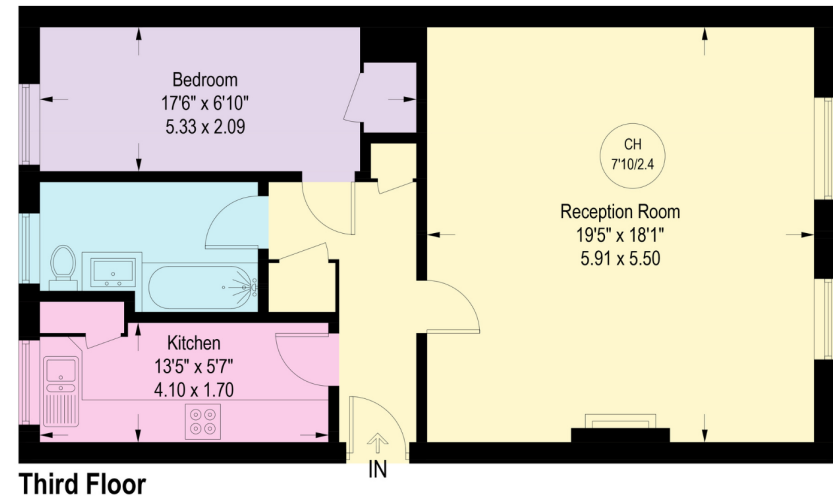
Ground rent: £200 per annum

Service charge: approximately £12,000 per annum, next review 2027

**Guide price: £950,000**

Situated on the third floor with a lift, the apartment comprises a well-presented entrance to a large and inviting reception room to the front. There is a principal bedroom, a bathroom and kitchen to the back. The flat is quiet, and benefits from access to the communal gardens and tennis court. It also has a lock-up storage room in the basement. The service charge includes hot water, heating and there is a concierge for the block.

The flat would benefit from modernisation having been under the same ownership for over 50 years, making this a rare and exciting buying opportunity.



Approximate Gross Internal Area = 65.0 sq m / 700 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.

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