



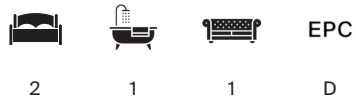
ROSARY GARDENS

South Kensington, SW7



A BEAUTIFULLY PROPORTIONED TWO BEDROOM APARTMENT

This apartment offers a bright and versatile living space with high ceilings and a smart open-plan layout, set within a handsome period building in South Kensington.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

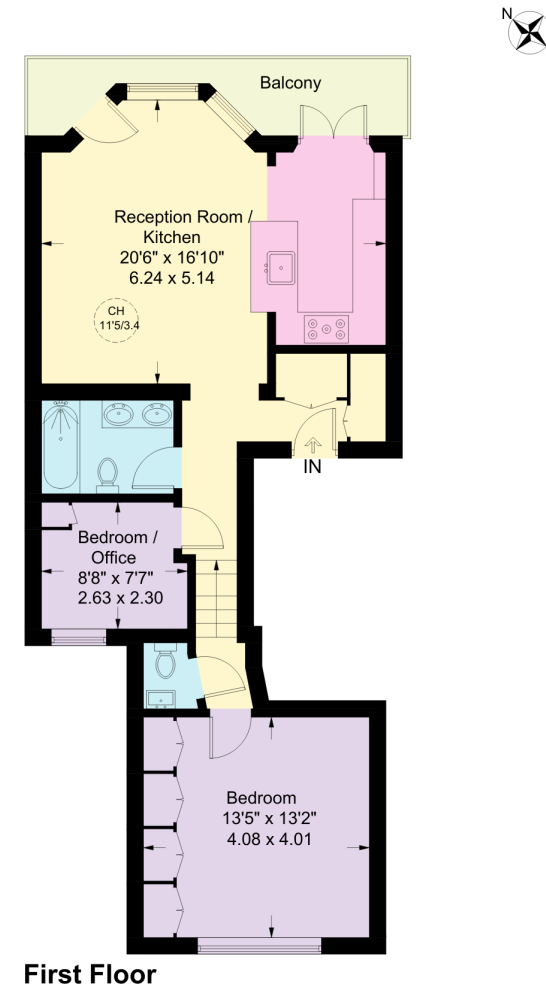
Tenure: Share of freehold plus leasehold with approximately 950 years remaining

Ground rent: Peppercorn

Service charge: £3,044 per annum, reviewed every year, next review due 2026

Guide Price: £1,250,000

The spacious open-plan reception room and kitchen form the focal point of the home, providing an excellent setting for both entertaining and everyday living. The reception room boasts exceptional ceiling heights, intricate cornicing and floor-to-ceiling windows, which flood the space with natural light. The kitchen is neatly arranged with ample storage, quality integrated appliances, marble worktops and a large island. Patio doors opening onto a balcony complete the living accommodation. The principal bedroom is positioned to the rear of the property and features fitted wardrobes and an adjacent guest cloakroom. The second bedroom adds flexibility to the layout, ideal for use as a guest room, office, dressing room or nursery. A family bathroom serves both rooms.



Rosary Gardens, SW7

Approximate Gross Internal Area = 68.7 sq m / 740 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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