



Platan House  
Harrington Gardens, South Kensington, SW7

CHESTERTONS





A beautifully presented three bedroom garden apartment set within Platan House, a handsome Grade II listed building of red brick, dating back to circa 1800 in a prime South Kensington setting.

This generous and versatile property is immaculately presented throughout and boasts direct access into the stunning communal gardens via one of the two private patio areas.

The apartment features a welcoming reception/dining room with fireplace and a well-appointed kitchen with doors onto the rear patio. There are three well proportioned bedrooms, including a principal suite with en-suite bathroom, alongside a separate, smart shower room. Furthermore, the front vault area has been converted in a separate utility area with excellent storage, accessed via the second patio and there is under floor heating throughout.

This fantastic property is ideally located just moments from the vibrant shops, restaurants, bars, and excellent transport links of South Kensington and Gloucester Road.

- Three bedrooms
- Two bathrooms
- Immaculately presented throughout
- Two patios
- Direct access into communal gardens

Asking Price £1,295,000



**Tenure:** Share of Freehold, 954 years

**Service Charge:** £4268 pa

**Ground Rent:** £115 pa

**Local Authority:** Royal Borough Of Kensington & Chelsea

**Council Tax Band:** G

*Chestertons Property Services*

The Lantern

75 Hampstead Road

London

NW1 2PL

valuations@chestertons.co.uk

020 3040 8440

# Platan House, SW7

Approximate gross internal area

**113.47 sq m / 1221 sq ft**

**(Including Utilities)**

**Utilities : 13.47 sq m / 145 sq ft**

Key :

CH - Ceiling Height



## KITCHEN

4.13 x 1.47M  
13'7" x 4'10"

## PATIO

8.59 x 2.58M  
28'2" x 8'6"

## BEDROOM

5.13 x 4.60M  
16'10" x 15'1"

## BEDROOM

3.65 x 2.32M  
12'0" x 7'7"

## UTILITY

2.64 x 2.37M  
8'8" x 7'9"

## PATIO

3.70 x 3.27M  
12'2" x 10'9"

## UTILITY

4.03 x 2.06M  
13'3" x 6'9"

## DINING/

RECEPTION  
ROOM  
4.60 x 4.55M  
15'1" x 14'11"

## BEDROOM

4.55 x 2.39M  
14'11" x 7'10"

## DRESSING

ROOM  
2.33 x 2.20M  
7'8" x 7'3"

## Lower Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable