



Platan House
Harrington Gardens, South Kensington, SW7





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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Approximate gross internal area

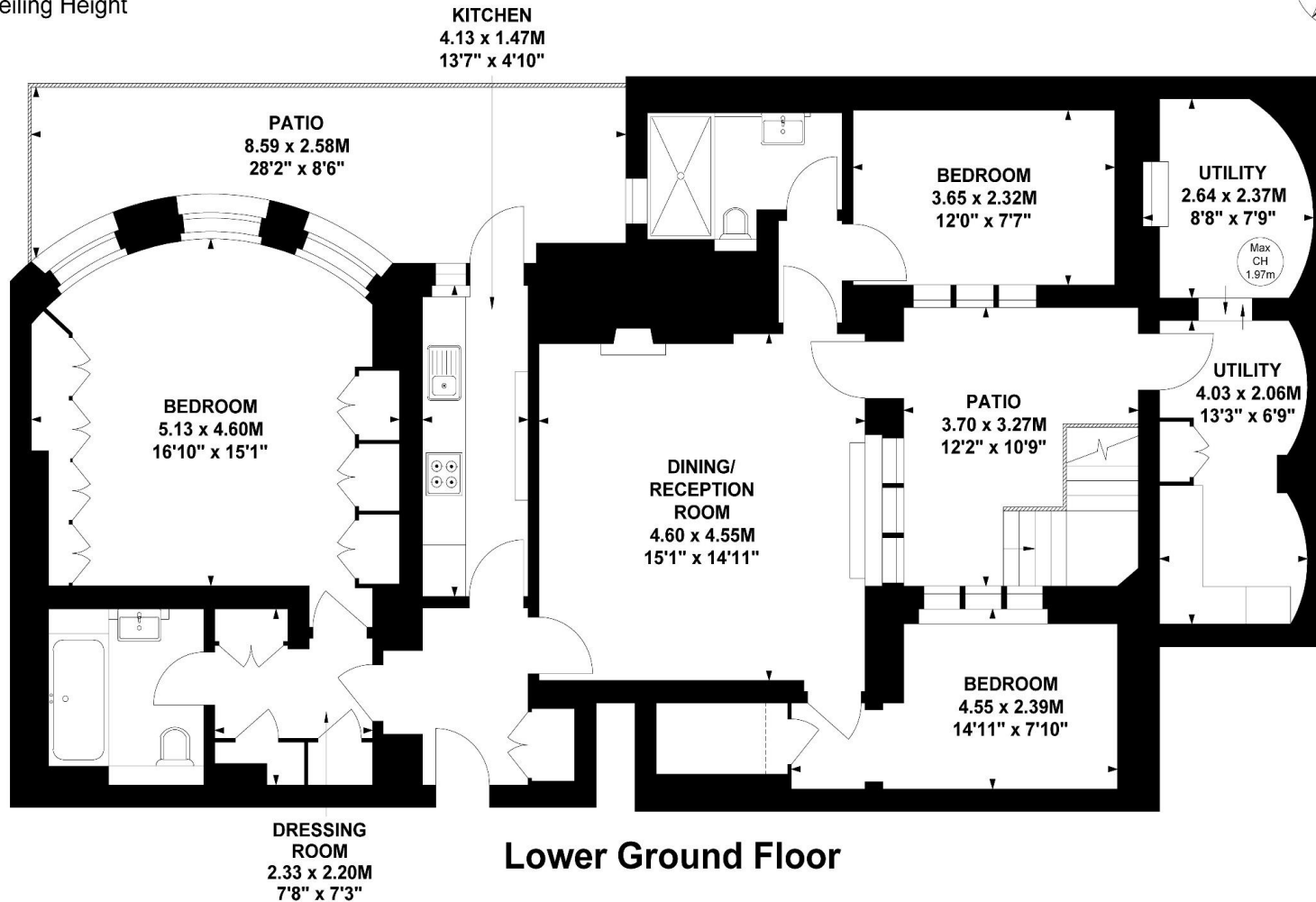
113.47 sq m / 1221 sq ft

(Including Utilities)

Utilities : 13.47 sq m / 145 sq ft

Key :

CH - Ceiling Height



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

All measurements and areas are approximate only

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