



A BEST IN CLASS RAISED GROUND FLOOR WITH DIRECT ACCESS TO COMMUNAL GARDENS

Direct Access to Communal Gardens / Off Street Parking (on a first come first serve basis)/ Working Gas Fireplace. Live in serene grandeur in this spectacular raised ground floor apartment, on the much sought after Wetherby Gardens. Facing the wonderful gardens and with direct access, this imposing flat has been magnificently decorated and kept to an extremely high standard.

The property benefits from wood floors throughout, original cornicing to the bedroom, reception/dining room, plus both rooms offer great volume and measure c. 3.88 m ceiling height. The spacious bedroom has two very large and tall built-in wardrobes with so many shelves and hanging options, plus an additional deep floor level cupboard. Both the reception/dining room with bay window and bedroom are perfectly and quietly positioned to admire and enjoy the lush, beautiful and prestigious communal gardens. The kitchen/breakfast room has an abundance of storage and work surface area (quartz) and is furnished with Gaggenau appliances as well as American style fridge/freezer; with eating tables to kitchen and outdoor terrace. Fabulously done with a modern take on an elegant and timeless style, this property must be viewed to be fully appreciated.

This sought-after garden square is within a 5 minute walk of Gloucester Road Tube Station (Circle, District and Piccadilly lines) for rapid transport to Heathrow and the City. There are a wealth of facilities, amenities, and some fantastic restaurants and bars on the doorstep, with South Kensington, Fulham Road and Gloucester Road all just a short walk away.



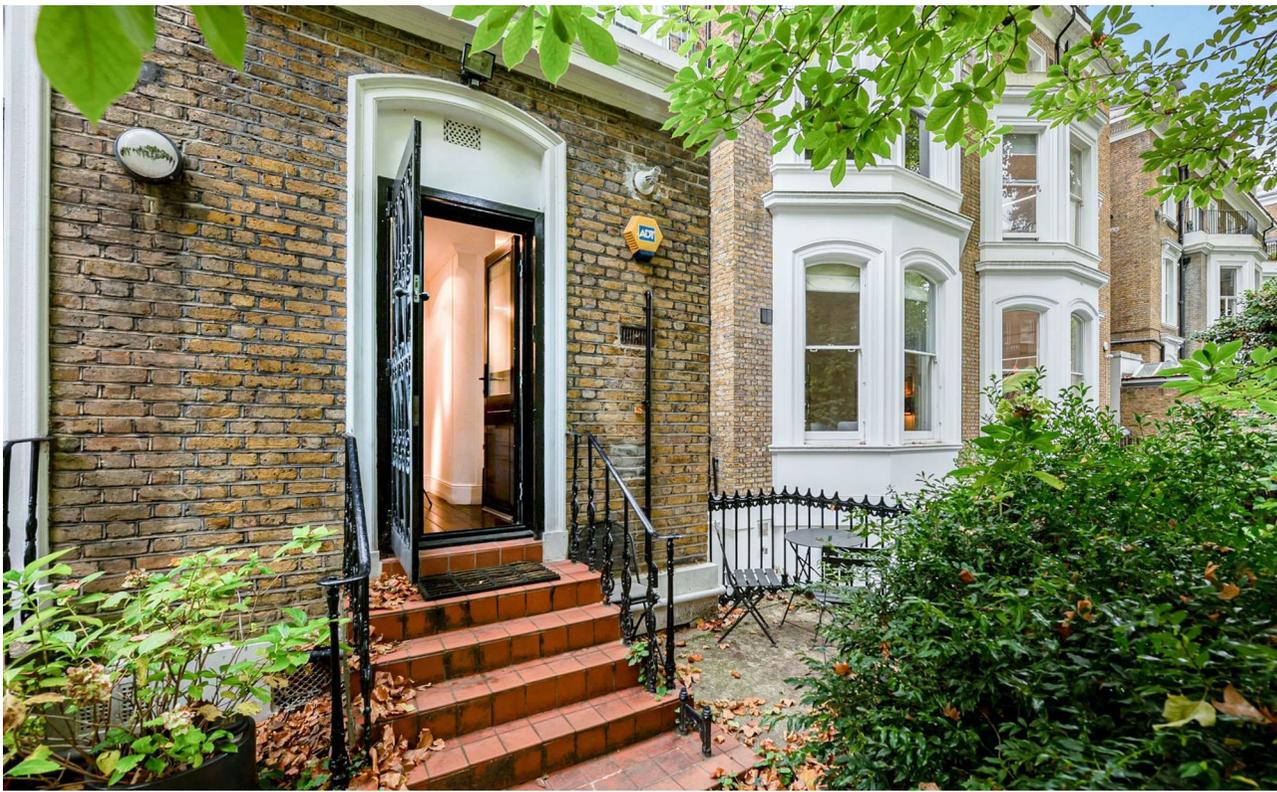


ACCOMMODATION

Accommodation: Entrance Hall: Grand Reception/Dining Room with Bay Window: Double Bedroom with Wardrobe Walls: Guest Cloak Room: Luxury Bathroom: Kitchen/Breakfast Room with Gaggenau Appliances: Direct Access to Communal Gardens: Off Street Parking: G.I.A 1151 Sq Ft / 107 Sq M: EPC Rating D

LOCATION

Wetherby Gardens is within easy reach of a wide variety of high-end shops and facilities of South Kensington, the shops of Gloucester Road and Old Brompton Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road (District, Circle, and Piccadilly lines) and South Kensington stations (District, Circle and Piccadilly lines) to the City, the West End, and Heathrow.



A SPECTACULAR APARTMENT THE LIKE OF WHICH IS RARELY AVAILABLE

PROPERTY INFORMATION

Property Type: Flat/Apartment

Construction Materials: Brick

Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband/ Internet connection: Fttc

Mobile Signal Coverage: Please check Ofcom

Mobile Checker

Broadband speed: Please check Ofcom

Broadband Checker

Parking Arrangements: OFF STREET PARKING as well as Street Parking Permit Required

Terms

Price: £2,195,000

Tenure: Share of Freehold

Lease: 990 Years Approx Unexpired 999 years from 15th March 2016

Ground Rent: n/a

Service Charge: £3,000.00 per annum approx tbc

Council Name: Royal Borough of Kensington & Chelsea

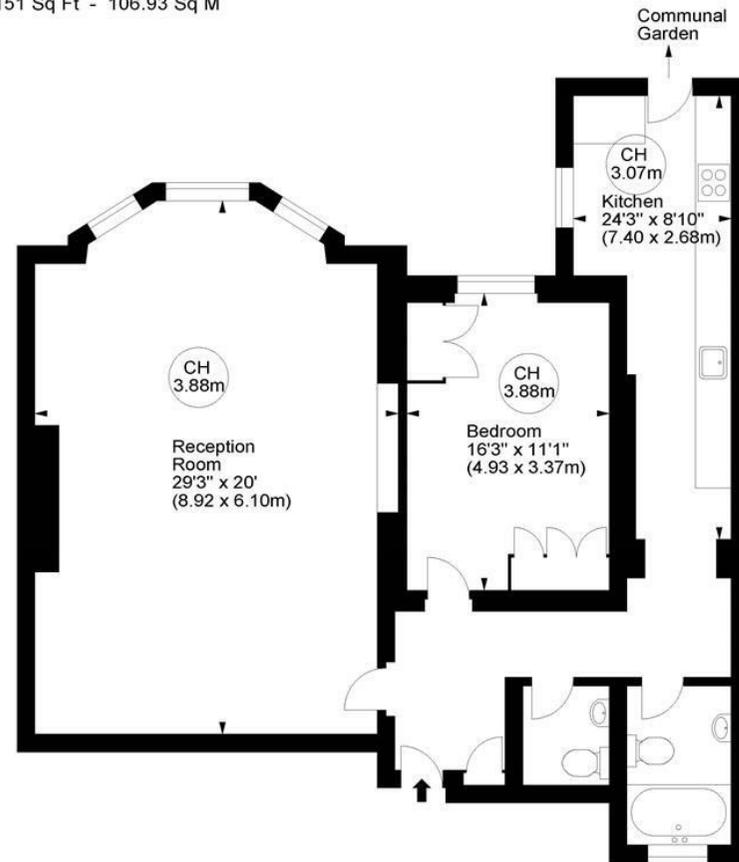
Council Tax Band: G + Garden Square Supplement

Wetherby Gardens, SW5

Key :
CH - Ceiling Height



Approx. Gross Internal Area
1151 Sq Ft - 106.93 Sq M



Ground Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FEATURES

- Exceptional High Ceilings circa 3.88 M
- Wood Flooring
- Period Features
- Ceiling Cornice
- Bay Window
- Direct Access to Communal Gardens
- Semi-Stucco Victorian Building
- Working Fireplace
- Off Street Parking (on a first come first serve basis)
- Patio/Terrace Area



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