



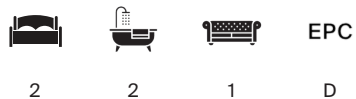
HARRINGTON GARDENS

South Kensington, SW7



A STYLISH FIRST FLOOR APARTMENT WITH TWO BEDROOMS AND A BALCONY

Occupying the first floor of a period conversion, this striking apartment extends to approximately 1,177 sq ft and offers generous proportions.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold with approximately 106 years remaining on the lease

Ground rent: £350 per annum, reviewed every year, next review date 2026

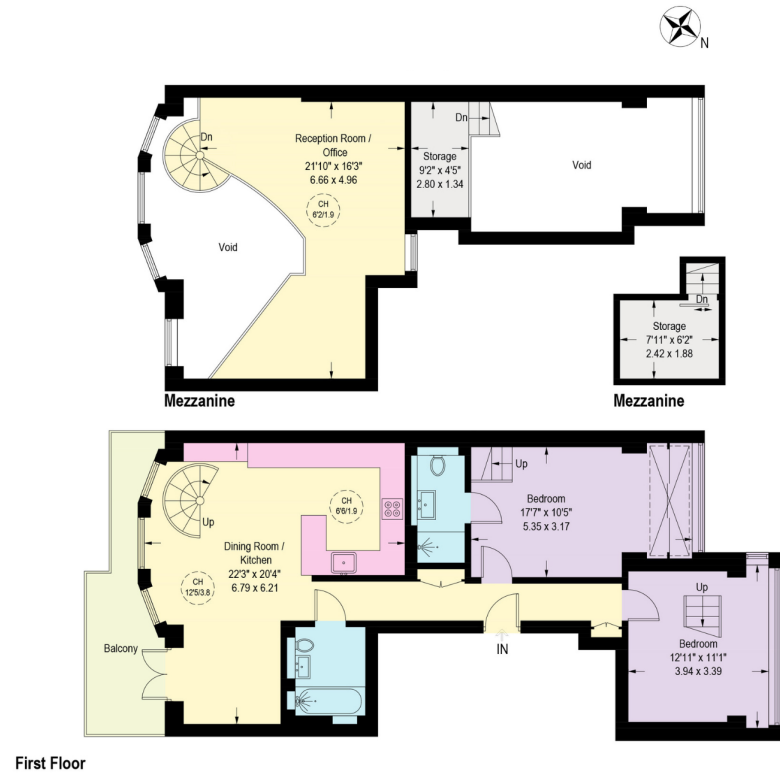
Service charge: £7953.46 per annum, reviewed every year, next review date 2026

Guide price: £1,250,000



The bright reception room is situated at the front of the apartment, with floor-to-ceiling patio doors opening onto a balcony. There is an open-plan kitchen and dining area. The dining area boasts three metre ceilings. A feature spiral staircase leads to a mezzanine living area above the kitchen. The central hallway leads to two generous double bedrooms, both of which have impressive stained-glass windows and access to mezzanine storage areas. The principle bedroom has an en-suite shower room. The second bedroom uses the family bathroom, also accessed off the central hallway.

Harrington Gardens enjoys a prime location with easy access to many shops, bars, and restaurants.



Approximate Gross Internal Area = 112.5 sq m / 1211 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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