

Rosary Gardens

South Kensington, SW7

CHESTERTONS











A wonderful first floor flat set within this attractive red brick period building on the ever-desirable Rosary Gardens.

The apartment offers excellent proportions throughout, with beautiful wooden flooring and an abundance of natural light. The bright reception room offers 3.48m ceilings and an elegant bay window, a sought-after period feature with large windows open onto a superb south-west facing private balcony.

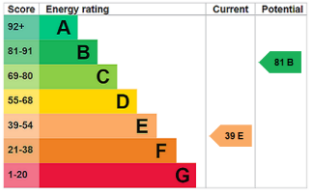
The property further comprises a modern fitted kitchen and large double bedroom with a wall to wall, floor to ceiling fitted wardrobes, together with a contemporary bathroom. Both the kitchen and bathroom benefit from underfloor heating, and there are built in speakers in each, enhancing both comfort and lifestyle appeal.

In addition, there is exceptional storage, a real rarity in Prime Central London, including generous loft storage within the flat and a secure demised storage room which benefits from a full-sized sash window, making it both practical and versatile.

Rosary Gardens is a quiet residential street, ideally positioned in the heart of South Kensington. It offers convenient access to the amenities, restaurants and several prominent attractions, including the Natural History Museum and the Victoria and Albert Museum. Served by transport links of South Kensington and Gloucester Road (Piccadilly, Circle and District lines),

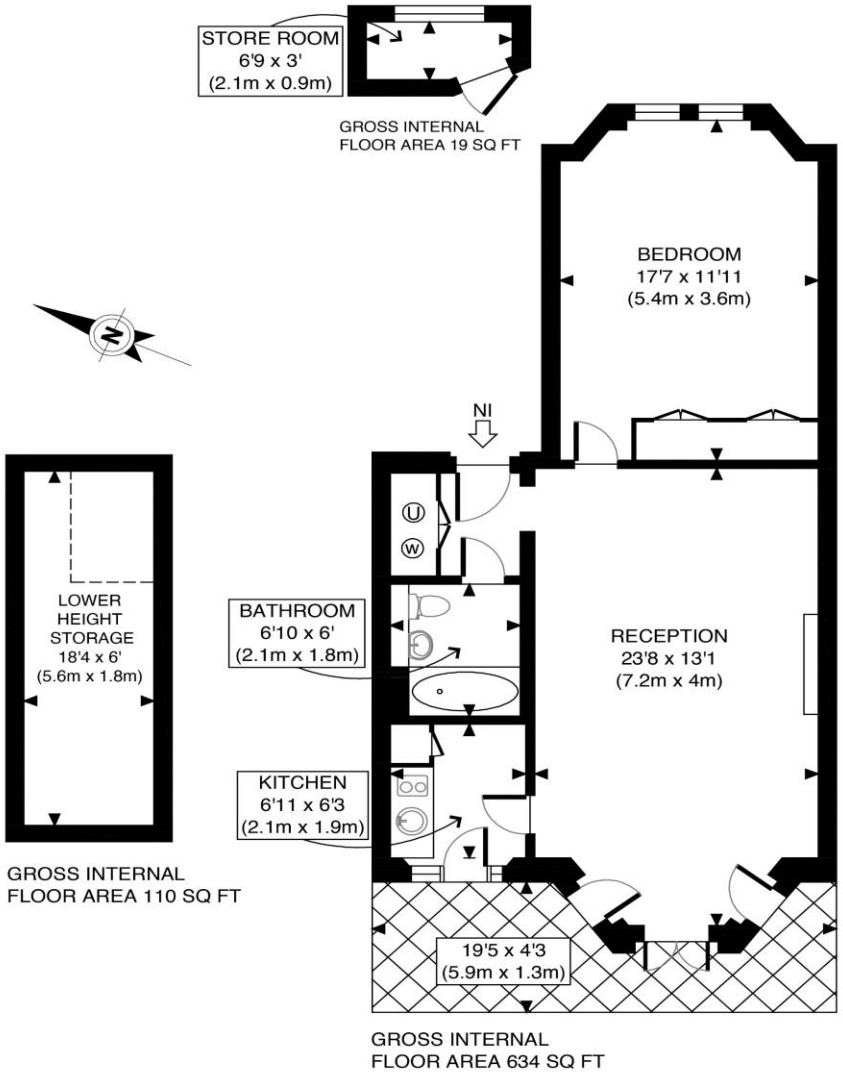
- First floor flat with 3.48m ceilings
- South-west facing
- Front balcony
- Underfloor heating & built in speakers in the kitchen and bathroom
- Excellent storage
- No onward chain

Asking Price £900,000



Tenure: Share of Freehold 958 years
Service Charge: £3283.4
Ground Rent: £0 Peppercorn
Local Authority: Kensington and Chelsea
Council Tax Band: G

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Approximate Gross Internal Area – 763 sqft / 71 Sq m
(Including Lower Head Room)

Approximate Gross Internal Area – 653 sqft / 61 Sq m
(Excluding Lower Head Room)

Lower head room: below 1.5m/5ft.

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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date	23/03/24
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