



Harrington Road, South Kensington SW7

 **Knight
Frank**

Harrington Road, South Kensington SW7

An exceptional three bedroom, three bathroom penthouse apartment situated on the seventh floor of Petersham House in SW7, featuring private lift access, a store/gym room, and a wrap-around roof terrace. This remarkable residence offers uninterrupted rooftop views across London and presents a rare opportunity to acquire a luxurious living space in a prime location.

Spanning approximately 2,946 sq ft, this spacious apartment is centred around a grand reception/dining room, perfect for entertaining. Adjacent to the reception room is a contemporary kitchen fitted with an island and integrated appliances and a delightful breakfast room.



Asking price: £3,500,000

Tenure: Leasehold: approximately 106 years remaining

Service charge: approximately £25,698 per annum, reviewed every year, next review due 2026

Ground rent: approximately £200 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H





The principal bedroom is discreetly positioned towards the rear, complete with an en suite bathroom and direct access to the terrace. The principal bedroom further benefits from a spacious dressing room with ample storage. Two additional double bedrooms are towards the rear, both benefiting from en suites. The property includes a unique store/gym room on the terrace, offering versatile space for fitness or storage requirements. The terrace is a perfect space for entertaining and al fresco dining while enjoying uninterrupted rooftop views across London.

Smart technology is integrated throughout the property, ensuring comfort and security. Additional amenities include private lift access and a luxurious hot tub on the terrace.

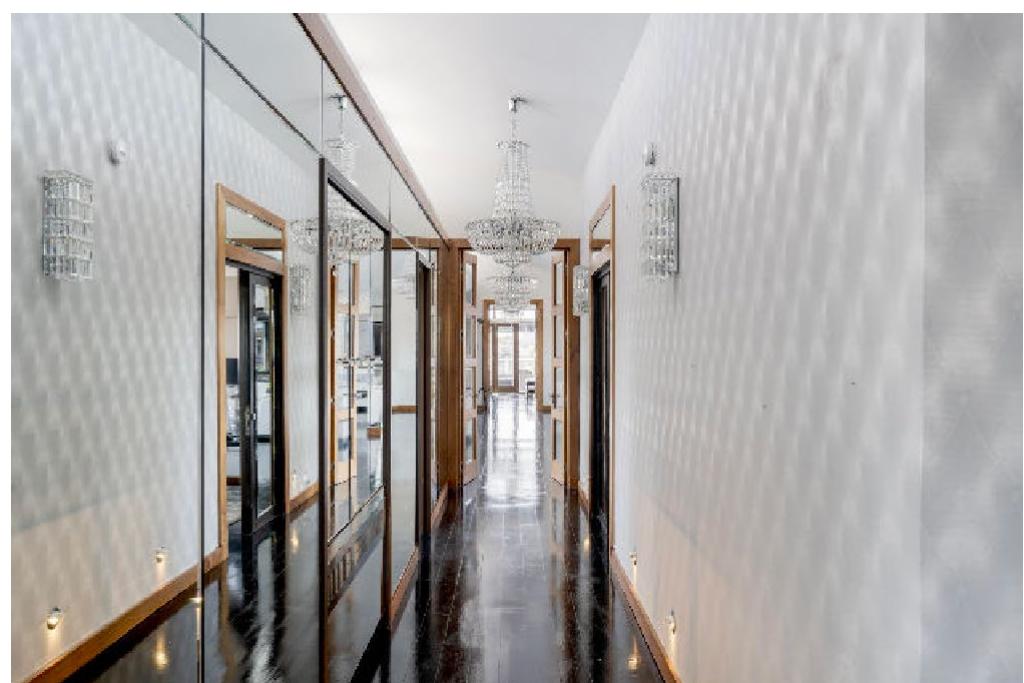
Please note that we have been unable to confirm the date of the next review for the ground rent. You should ensure that you or your advisors make your own enquires.

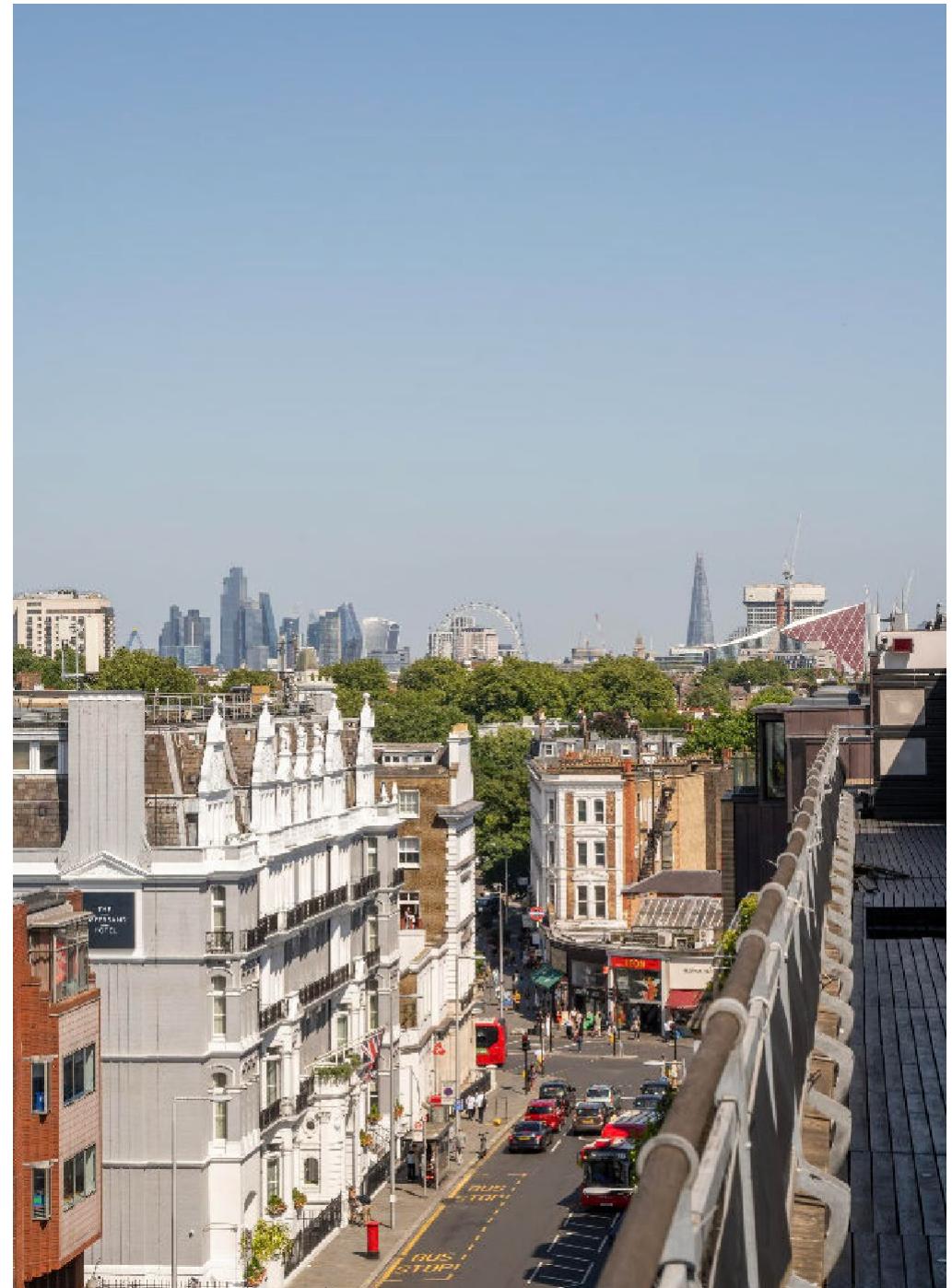






The property is conveniently situated near the South Kensington Underground Station, which is serviced by the Circle, District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease. Additionally, St Pancras International, directly accessed via the Piccadilly line, facilitates the convenience of international travel.





Harrington Road SW7

Approximate Gross Internal Floor Area

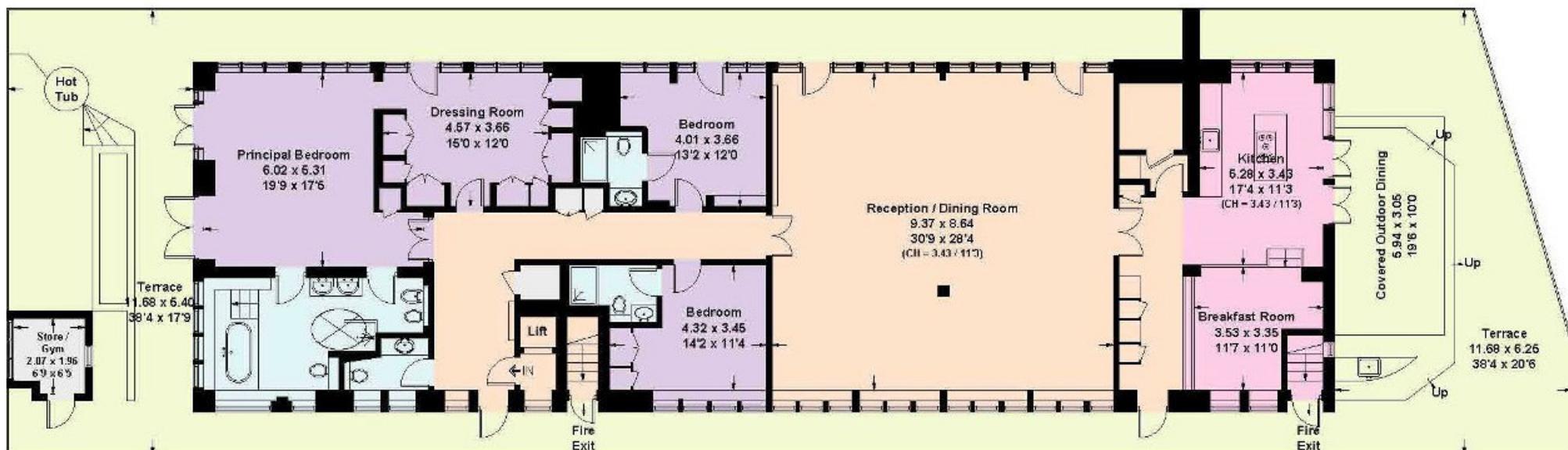
270.0 sq m / 2906 sq Ft

Store/ Gym - 3.7 sq m / 40 sq Ft

Total - 273.7 sq m / 2946 sq ft

Including Limited Use Area (6.9 sq m / 74 sq Ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Seventh Floor

Knight Frank

South Kensington Sales

160 Old Brompton Road

I would be delighted to tell you more

London

SW5 0BA

knightfrank.co.uk



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2024. Photographs and videos dated July 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.