



GLEDHOW GARDENS | PRIME SOUTH KENSINGTON SW5
TWO DOUBLE BEDROOMS • SHARE OF FREEHOLD
VIEWS & ACCESS TO TWO PRIVATE COMMUNAL GARDEN SQUARES

EXCEPTIONAL GARDEN VIEWS | ELEGANT SOUTH KENSINGTON LIVING

Enjoying commanding views across both Gledhow Gardens and Bina Gardens West, together with the rare privilege of exclusive access to two private communal garden squares, this beautifully presented two-bedroom apartment offers approximately 740 sq ft of bright, well-proportioned accommodation in one of South Kensington's most desirable addresses, with the added benefit of share of freehold.

Impressive three-metre ceilings and abundant natural light create a wonderful sense of space, particularly within the generous reception and dining room, where leafy garden views provide an attractive backdrop. A contemporary marble kitchen with roof lights and fully integrated appliances complements the accommodation, alongside two generous double bedrooms with fitted wardrobes, including a principal bedroom comfortably accommodating a super king size bed, and a modern bathroom.

Combining elegant proportions, contemporary finishes and a peaceful garden-square setting, the apartment is beautifully presented and ready for immediate occupation. Ideally suited as a principal residence for a single professional, couple or young family, or as an elegant London pied-à-terre, the apartment enjoys excellent access to the boutiques, restaurants and transport connections of South Kensington, Gloucester Road and Earl's Court.

Please note: The second bedroom has been virtually staged with a double bed to illustrate the room's potential layout and proportions. Selected reception photographs have been digitally decluttered to remove a freestanding cabinet.





ACCOMMODATION

Bright, well-proportioned reception and dining room with impressive three-metre ceilings and leafy garden views. Contemporary marble kitchen with roof lights and fully integrated appliances, two bedrooms with fitted wardrobes and a modern bathroom.

LOCATION

Set within South Kensington's prestigious garden square district, moments from the boutiques, restaurants and amenities of Old Brompton Road, Fulham Road and Gloucester Road. Exclusive access to two private communal garden squares, with excellent transport links via Gloucester Road, South Kensington and Earl's Court stations.





**EXCEPTIONAL VIEWS ACROSS TWO PRIVATE GARDEN SQUARES, WITH
EXCLUSIVE RESIDENTS' ACCESS.**

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: Street Parking

Permit Required

Terms

Guide Price: £999,950

Tenure: Share of freehold

Lease: Approximately 127 years
remaining tbc

Service Charge: £3,800 approx tbc

Ground Rent: n/a

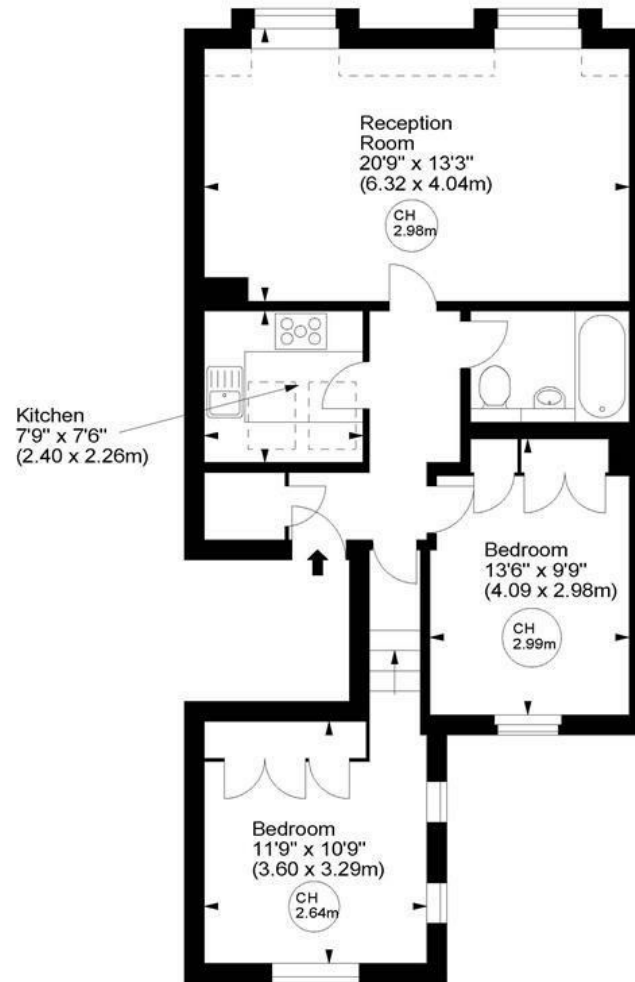
Local Authority: RBKC

Council Tax Band: F + garden square
supplement

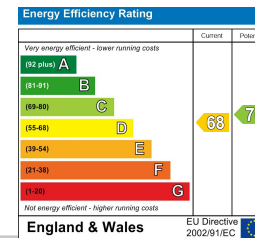
Gledhow Gardens, SW5



Approx. Gross Internal Area
740 Sq Ft - 68.75 Sq M



Fourth Floor



For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs



FEATURES

- Commanding views across two beautiful garden squares
- Exclusive access to both private communal gardens
- Share of freehold
- Approximately 740 sq ft of elegant accommodation
- Impressive three-metre ceilings throughout
- Bright, generously proportioned reception and dining room
- Contemporary marble kitchen with roof lights and fully integrated appliances
- Two generous double bedrooms with fitted wardrobes
- Beautifully presented and ready for immediate occupation
- Prestigious, tree-lined South Kensington address



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