



**GLEDHOW GARDENS | PRIME SOUTH KENSINGTON SW5**

# A BEAUTIFUL & STYLISH ONE BEDROOM APARTMENT

A peaceful, spacious, bright and immaculate flat (785 sq. ft) situated on the secluded garden side of one of London's most beautiful and secure private squares, in the heart of this exclusive neighbourhood.

Recently refurbished to a high standard, the apartment comprises an exceptionally large kitchen/diner with recently installed quality fittings, Amtico flooring, a spacious living room, and large hall and bedroom. The apartment enjoys unusually high windows and ceilings in all the principal rooms, adding to the exceptional sense of space and brightness, with oak flooring throughout the apartment. Accessed via a secure private entrance (shared with one other flat only) to the lower ground floor of this well maintained and impressive newly refurbished detached building. Access to and use of the private garden square is included. Residents' parking for The Royal Borough of Kensington and Chelsea is available.



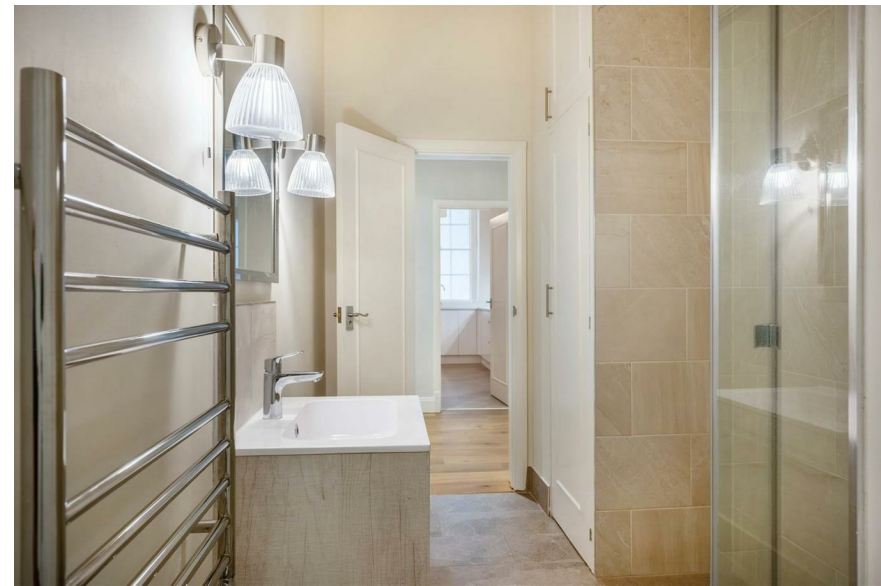


## ACCOMMODATION

Accommodation: Entrance Hall: Reception with bay window facing garden: Large excellent condition eat-in kitchen: Large bedroom facing communal garden: Spacious shower room: Access to Gledhow Gardens communal gardens

## LOCATION

Gledhow Gardens is within easy reach of a wide variety of high end shops and facilities of South Kensington, the shops of Gloucester Road and the Old Brompton Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road and S.Kensington stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks.



**CALL OR EMAIL TO ENQUIRE / ARRANGE AN APPOINTMENT TO VIEW**

## 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

**Price:** £795 Per Week

**Deposit:** 5 Weeks

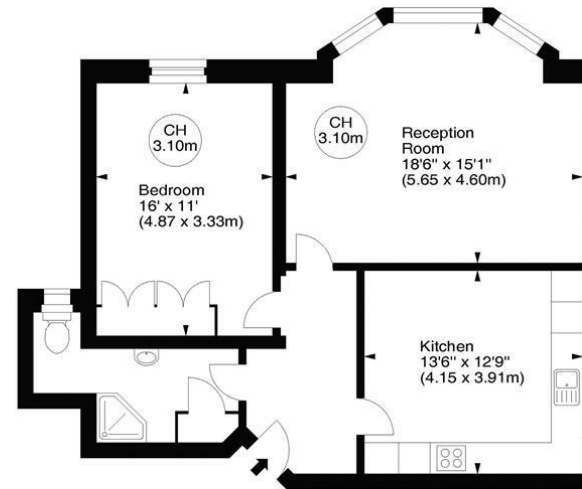
**Local Authority:** RBKC

**Council Tax Band:** F plus garden square  
supplement

## Gledhow Gardens, SW5

Approx. Gross Internal Area  
785 Sq Ft - 72.93 Sq M

Key :  
CH - Ceiling Height



Lower 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	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## FEATURES

- High Ceilings c. 3.1 m
- Access to Impeccable Communal Gardens
- Excellent Condition Throughout
- Part Furnished
- Amtico Wood Flooring
- Immaculate Semi-Stucco Period Building
- Bright South Facing Bay Window to Reception Room
- Quiet South Facing Bedroom Facing the Gardens
- Secure Quiet & Secluded Situated at the Rear with Bright Leafy South Facing Orientation
- Large Fully Equipped Eat-in Kitchen

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