# Stunning Garden Flat with Private Oasis in Prime South Kensington

Please note that the internal and rear garden images have been virtually staged to demonstrate how the property could be dressed. This fantastic garden flat is an absolute gem with a plentiful supply of natural light to all principle rooms and with a highly desirable private garden.

Ideal for purchasers looking for as much lateral space as possible in a prime garden square location with great access to local facilities and amenities including the Bousfield School. The internal floor area measures circa 1167 sq ft (108.49 sq m) of prime SW5 South Kensington accommodation. Offering two double bedrooms (the principal bedroom with en-suite and wardrobe wall); and third single bedroom or study plus guest shower room/cloakroom accessed via the hallway and extensive storage.

The elegant and inviting entrance hall leads to the spacious reception with dining area and open plan-kitchen, the reception to garden has triple bi-fold doors and the second bedroom (double doors) offering access to the private garden creating a unique and interlinking entertaining space. In addition to the private garden you have access to the meticulously maintained exclusive and secluded Gledhow private communal gardens. The entrance to this oasis of green is accessed right opposite this strapping red brick Victorian building.
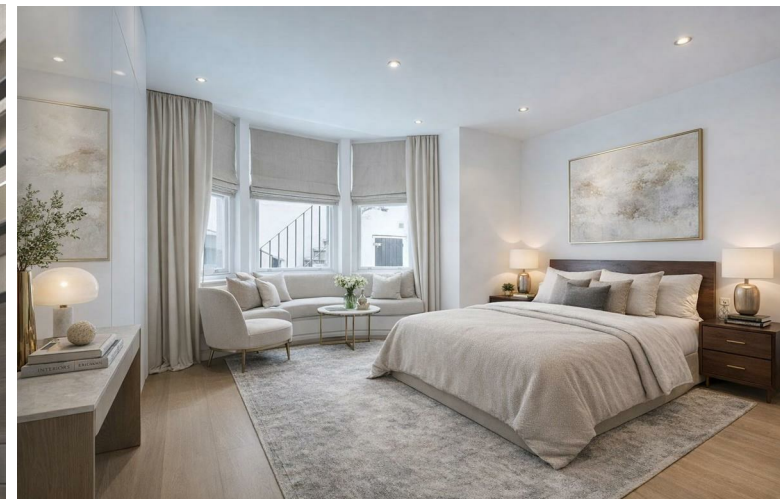
ACCOMMODATION

Raised ground floor entrance: Entrance hall with two storage cupboards: Double reception room with semi-open plan kitchen with breakfast bar: Three bedrooms (two doubles and one single/office): Two bathrooms (one en-suite): Large private garden with outside storage cupboards: Access to Gledhow Gardens communal gardens

LOCATION

Ideally located within a 4 minute walk of Gloucester Road Underground Station (Circle, District and Piccadilly lines) and within a few moments walk of the attractive Old Brompton Road shopping parade and the general exceptional facilities and amenities that South Kensington has to offer.

IN ADDITION TO THE PRIVATE GARDEN YOU HAVE ACCESS TO GLEDHOW COMMUNAL GARDENS

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: £1,399,950

Tenure: Share of freehold

Lease: 999 years from 5th September 1985

Ground Rent: Current N/A

Ground Rent Review Period: N/A

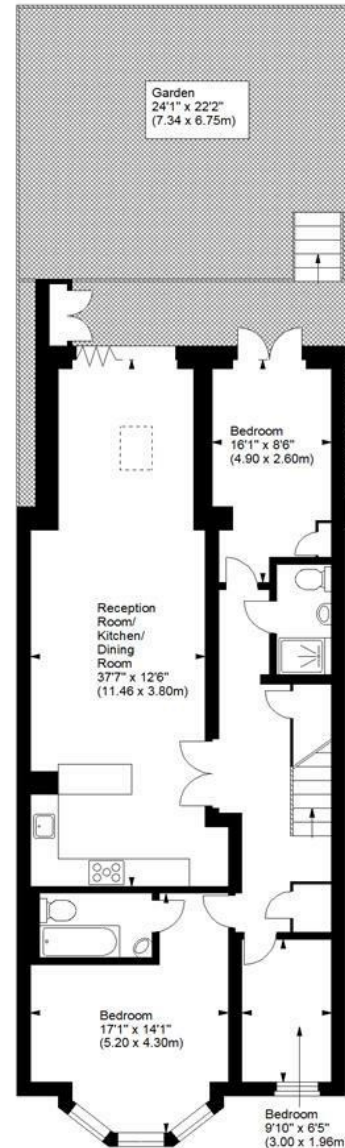**Service Charge:** £4,239.14 for the period 25.03.2024 to 24.03.2025

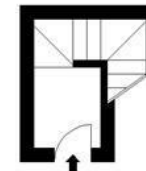**Council Name** Royal Borough of Kensington & Chelsea

Council Tax Band: G

EPC Band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Gledhow Gardens, SW5
Approx. Gross Internal Area
1167 Sq Ft - 108.49 Sq M

Garden
24'1" x 22'2"
(7.34 x 6.75m)

Bedroom
16'1" x 8'6"
(4.90 x 2.60m)

Reception Room/
Kitchen/
Dining Room
37'7" x 12'6"
(11.46 x 3.80m)

Bedroom
17'1" x 14'1"
(5.20 x 4.30m)

Bedroom
9'10" x 6'5"
(3.00 x 1.96m)

Lower Ground Floor (102.87 sq m)

Raised Ground Floor
Entrance (5.62 sq m)

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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FEATURES

- Two double bedrooms & a single third bedroom, two bathroom (one en-suite)

- Private garden with bi-fold doors, double glazing throughout

- Spacious open-plan kitchen and reception with roof light

- Plentiful natural light in all rooms with tall doors and high ceilings throughout provide a sense of space

- Third bedroom or study/guest room

- Access to exclusive Gledhow Gardens communal gardens

- Prime South Kensington garden square location close to sought after local schools

- Scope for further enhancement with minor modifications

- Internal and rear private garden images have been virtually staged to demonstrate how the property could be dressed

- Book a viewing now or call or email us to enquire further

W H I T E
E S T A T E S

0207 370 4343

www.whiteestates.com

sk@white-estates.co.uk

176 Old Brompton Road, London, SW5 0BA