



# A PEACEFUL, SPACIOUS, BRIGHT AND IMMACULATE FLAT

A peaceful, spacious, bright and immaculate flat (1090 sq. ft/101 sq. m.) situated on the third floor/end of terrace of one of London's most beautiful and secure private GARDEN squares, in the heart of this exclusive neighbourhood.

Presented to a high standard having been newly repainted throughout, the apartment comprises an exceptionally large kitchen/diner with quality fittings, revarnished wood flooring, a spacious living room, and large hall and TWO bedrooms and TWO bathrooms. The apartment enjoys unusually three bay windows and good ceiling height and storage throughout, adding to the exceptional sense of space and brightness, with lime oak flooring throughout the apartment.

Accessed via a raised ground floor main entrance (shared with three other flats only) to the third floor of this well maintained and impressive stucco fronted building. Access to and use of the private garden square is available as well as residents' parking for The Royal Borough of Kensington and Chelsea.





## ACCOMMODATION

Entrance hall with cupboard wall: Reception with bay window facing south: Large eat-in kitchen with bay window and banquette: Large bedroom with bay window facing communal garden and wardrobe wall and ensuite bathroom with separate shower and bath: Second shower room: Second bedroom with wardrobe wall facing garden: Access to Gledhow Gardens communal gardens: 1090 sq ft (101 sq m):

## 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.





ACCESS TO GLEDHOW COMMUNAL GARDENS

## TERMS

**Sale Price (£):** £1,495,000

**Council tax band:** G + Garden Square Supplement

**Tenure:** Leasehold & Share of freehold

**Length of lease term (years remaining):** 999 years from 25/12/2002 approx.

**Annual ground rent amount:** n/a

**Ground rent review period (year):** n/a

**Review increase %:** n/a

**Annual service charge amount (£):** £4,500 per annum

**Property Type:** Flat/Apartment

**Construction materials:** Brick

**Utilities:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas Mains

**Broadband:** FTTC

**Broadband speed:** Please check Ofcom Broadband Checker

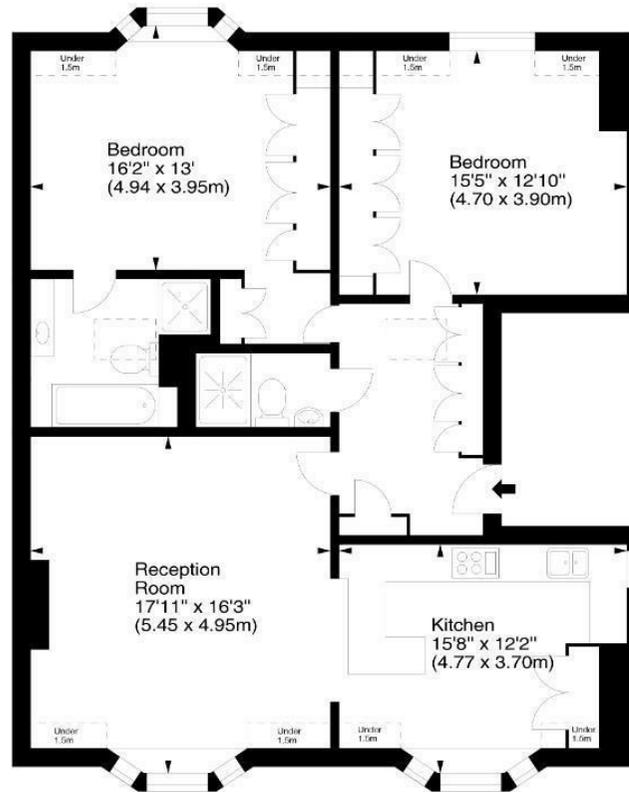
**Mobile signal/coverage:** Please check Ofcom Mobile Checker

**Parking:** Street Parking Permit Required

## Gledhow Gardens, SW5



Approx. Gross Internal Area  
1090 Sq Ft - 101.26 Sq M



Third Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
www.r3photography.co.uk @ Photography /

### Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## FEATURES

- Good ceiling height
- Two Bay Windows
- Wood Flooring
- Two Bedrooms
- Two Bathrooms
- Extensive Storage
- Recently Renovated Exterior
- Access to Communal Gardens
- Top Floor/Third Floor Apartment
- Share of Freehold



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