

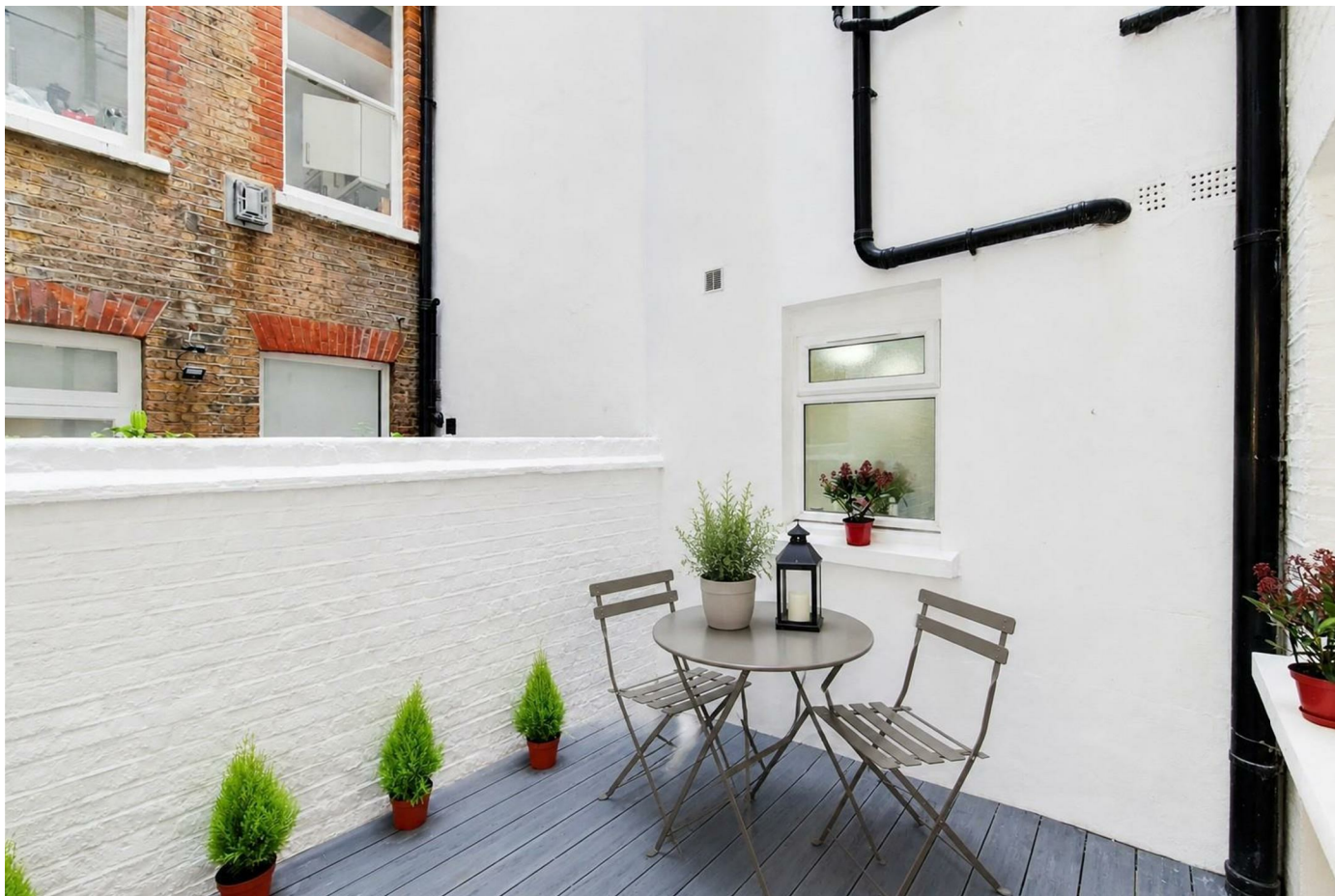


A WONDERFUL GARDEN SQUARE PROPERTY

A wonderful garden square property completely refurbished throughout with access to Gledhow Gardens communal gardens, in addition to its own private patio/terrace. The property is entered via an elegant raised ground floor doorway whereupon an internal staircase welcomes you into the apartment entrance hall. Being spacious and well configured this two bedroom apartment measures c.880 sq ft (82 sq m), in addition to a large private and secluded patio/terrace measuring c. 107 sq ft (10 sq m). The orientation makes the property particularly well lit. The west facing reception/dining room has wood floors and large sash windows providing the perfect frame with which to view the mature garden trees, one of the most attractive and coveted communal gardens within this highly esteemed pocket of Prime Central London and South Kensington. The fully equipped, brand new kitchen interconnects perfectly with the entrance hall, reception and dining area. The accommodation further benefits from well-appointed storage including an under stair cupboard and integral wall hung wardrobes as well as recessed cupboards to both bedrooms; the luxurious large shower room deserves particular attention. Both double bedrooms face the internal private patio with large windows providing excellent reflected light.

This grand mid terrace redbrick Victorian property has an imposing exterior and well appointed facade. Within close proximity of the extensive facilities and amenities of nearby Gloucester Road, Knightsbridge, King's Road, High Street Kensington as well as the wide open green spaces of Kensington Gardens and Hyde Park. Please note that images may include virtual staging for illustrative purposes.





ACCOMMODATION

Accommodation: Entrance Hall: 2 Double Bedrooms: Reception/Dining room with wood floors and large sash windows: Fully equipped, brand new Kitchen: Luxurious large Shower Room: Private Patio/Terrace: plenty of storage: 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 US NOW TO ENQUIRE OR BOOK 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: £900,000

Tenure: Share of Freehold

Length of lease: 977 remaining

Annual ground: rent: N/A

Ground rent review: N/A

Annual service charge: tbc

Service charge review: Yearly

Council tax band: Band G + garden square supplement

Local Borough: Kensington and Chelsea

EPC Band: C

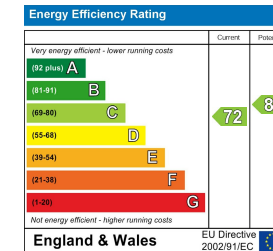
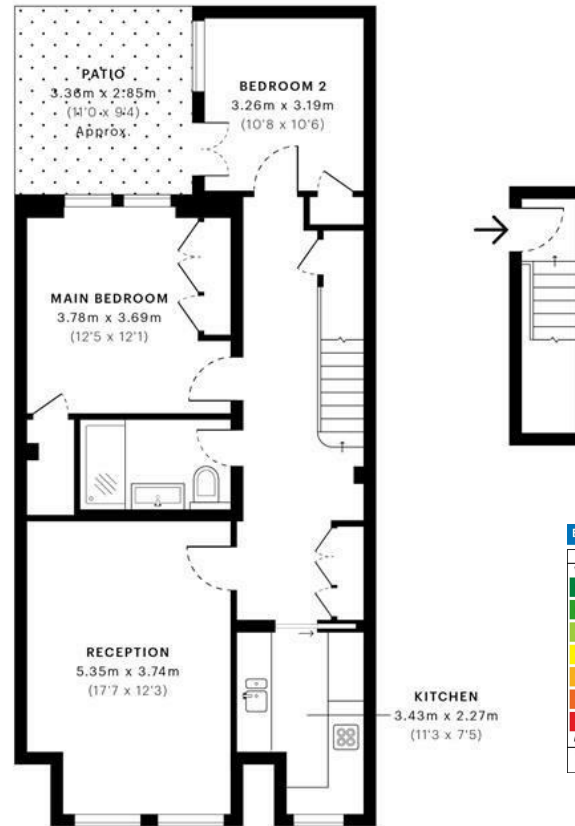


Gledhow Gardens, SW5

CAPTURE DATE 27/10/2021 LASER SCAN POINTS 2,486,692

GROSS INTERNAL AREA

81.77 sqm / 880.16 sqft



— Lower Ground Floor

— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
81.77 sqm / 880.16 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes windows, restricted head heights
72.98 sqm / 785.55 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPM3 B8 RESIDENTIAL 78.90 sqm / 849.27 sqft
IPM3 B9 RESIDENTIAL 73.33 sqm / 789.32 sqft

SPEC ID 61784a44ec608a0e55906c56

FEATURES

- Both double bedrooms face the internal private patio with large windows
- West facing reception/dining room has wood floors and large sash windows
- Fully equipped, brand new kitchen
- Luxurious large shower room
- Well-appointed storage including an under stair cupboard and integral wall hung wardrobes
- Large private and secluded patio/terrace measuring c. 107 sq ft (10 sq m).
- Access to Gledhow Gardens communal gardens
- G.I.A 880.16 Sq Ft / 81.77 Sq M Approx.
- EPC Rating: C / Council Tax Band: G
- Royal Borough of Kensington and Chelsea



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CPA