WHITE ESTATES

BINA GARDENS | SOUTH KENSINGTON SW5

AN IMPRESSIVE 1ST FLOOR WITH A ROOF TERRACE ON A PRIME ADDRESS

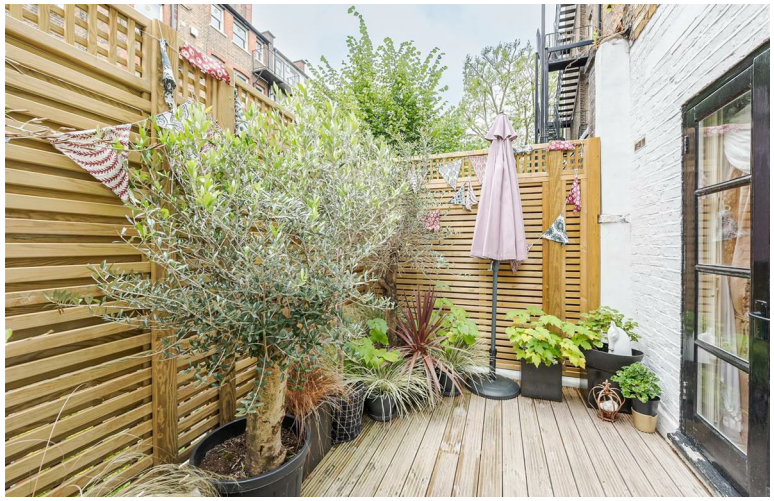
A superb FIRST FLOOR apartment set within a desirable Victorian period building in an ideal location.

The flat boasts a west facing ROOF TERRACE, spectacular bright reception with BAY WINDOW, dining room and with great dimensions of 22"1 x 20"3 approx. The ceiling height is c. 3.74 M, there is a charming feature fireplace, impressive oak herringbone parquet wood floors; a double bedroom with wardrobe wall and en-suite; plus guest shower room, separate eat-in kitchen with French doors to the fantastic terrace.

The apartment exudes warmth and charm, with a bright orientation via the impressive bay window and reception room dimensions with the rest of the apartment being well proportioned offering excellent use of space.

The flat has is superbly located in the heart of this exclusive neighbourhood; it is close to all of the excitement and action of Prime Central London.

The building forms part of a fine semi-stuccoed terrace.



ACCOMMODATION

Reception/Dining Room: Bedroom with En-Suite: Guest Shower Room: Kitchen/Dining Room: Terrace

LOCATION

Bina 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 South 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.

CLOSE TO EXCELLENT AMENITIES

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: Likely for O2, EE & Three

Broadband speed: Up to 1000 Mbps

Parking Arrangements: Street Parking Permit Required

Terms

Price: £1,795,000

Tenure: Long Leasehold

Lease: Expires 24/03/2107

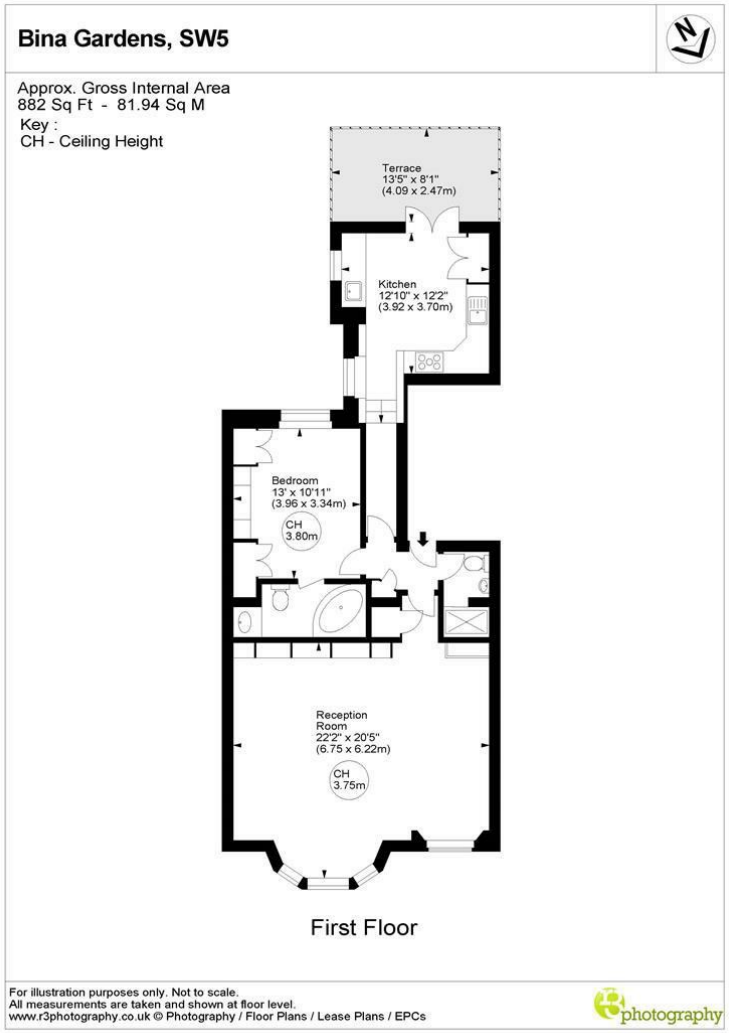
Ground Rent: £800 per annum (with reviews)

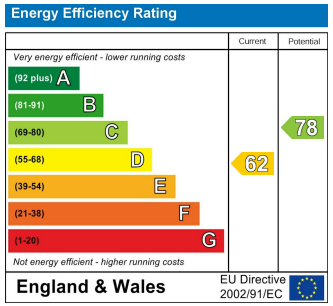
Ground Rent Review Period: tbc

Service Charge: £2,400 per annum (estimated)

Council Name: The Royal Borough of Kensington & Chelsea

Council Tax Band: G





FEATURES

- Reception Room Measures 22"1 x 20"3 Approx.
- Two Bathrooms (One En-Suite)
- French Doors to Roof Terrace for Entertaining
- Solid Kitchen Counter Top/ Feature Fireplace
- Herringbone Parquet Wood Floors
- Victorian Semi Stucco Period Property
- The Royal Borough of Kensington & Chelsea
- Attractive Bay Window/ Abundance of Light
- Council Tax Band: G / EPC Rating: D
- G.I.A 882 Sq Ft/ 81.93 Sq M approx./ High Ceiling c. 3.74 M

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