



**GLEDHOW GARDENS, SW5 - PRIVATE PATIO GARDEN WITH DIRECT ACCESS TO ONE OF SOUTH KENSINGTON'S MOST DESIRABLE COMMUNAL GARDEN SQUARES.**

**WHITE**  
ESTATES

# RARE GARDEN SQUARE LIVING BESIDE THE BOLTONS

Positioned beside The Boltons, one of Prime Central London's most prestigious residential enclaves, this beautifully presented 1,175 sq ft garden apartment offers rare direct access to one of South Kensington's most desirable communal garden squares.

Properties with direct access to these gardens seldom come to market, presenting a rare opportunity to acquire one of South Kensington's most distinctive garden apartments.

Set within an elegant white stucco Victorian building, this substantial lower ground floor apartment offers exceptional lateral living space, impressive natural light and a unique indoor-outdoor lifestyle rarely available in Prime Central London.

The spacious bay-fronted reception room opens into a sleek open-plan kitchen and dining area, creating an ideal entertaining space with excellent proportions and two large bay windows allowing natural light throughout. The apartment further benefits from two generous double bedrooms, two bathrooms (including one en-suite), extensive built-in storage, dressing room space and dedicated study areas.

To the rear, a beautifully landscaped private patio garden leads directly onto the stunning communal gardens, providing a rare extension of the living space and a tranquil green setting in the heart of South Kensington.

Gledhow Gardens is perfectly positioned moments from Gloucester Road, South Kensington and the many boutiques, restaurants and cafés of Old Brompton Road, while Kensington Gardens and Hyde Park are also within easy reach. Gloucester Road and South Kensington Underground stations provide excellent connections to the West End, City and Heathrow. Please note that images may include virtual staging for illustrative purposes.





## ACCOMMODATION

2 Spacious Bedrooms: 2 Bathrooms (1 En-Suite): Dressing Room: Well-Equipped Open Plan Kitchen: Spacious Reception Room: Private Garden: Direct Access to 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.



Arrange your private viewing today. Apartments with direct access to these communal gardens are rarely available.

## 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:** £1,250,000

**Tenure:** Share of Freehold

**Lease:** To be sold with a 999 year lease from 29 September 1983

**Service Charge:** £4,300 per annum + £1,000 reserve fund contribution

**Ground Rent:** n/a

**Ground Rent Review Period:** n/a

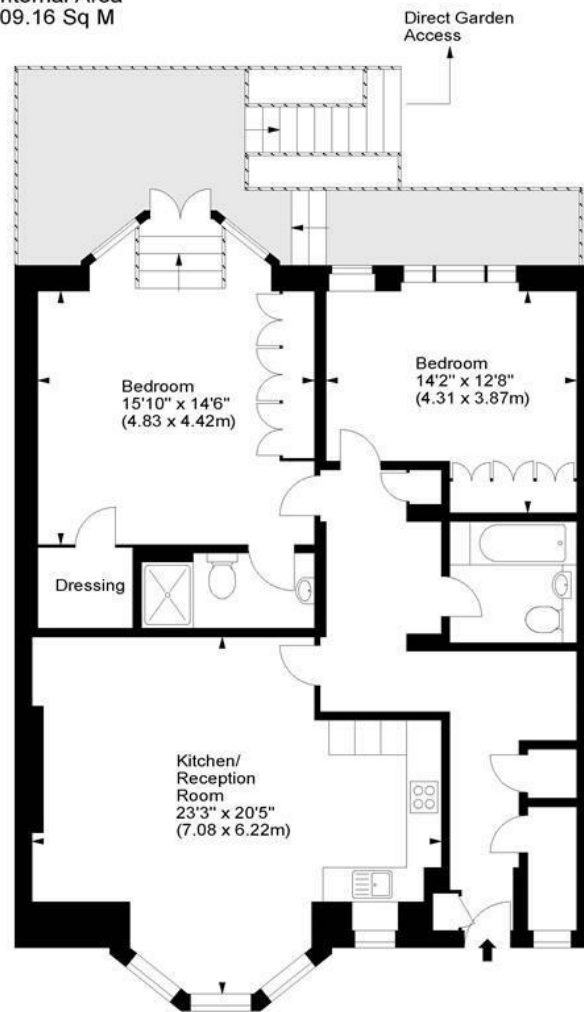
**Local Authority** Royal Borough of Kensington and Chelsea

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

## Gledhow Gardens, SW5



Approx. Gross Internal Area  
1175 Sq Ft - 109.16 Sq M



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	92-100	A	
81-91	B		
69-80	C		
55-68	D		61
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FEATURES

- Rare direct access to communal garden square
- Prime South Kensington location beside The Boltons
- Approx. 1,175 sq ft / 109.16 sq m
- Elegant white stucco Victorian building
- Spacious bay-fronted reception room
- Open-plan kitchen and dining area
- Two double bedrooms
- Two bathrooms (one en-suite)
- Private landscaped patio garden
- Share of freehold with long lease

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