



A CHARMING FLAT IN SOUTH KENSINGTON WITH DIRECT ACCESS TO GARDENS

DIRECT ACCESS TO COMMUNAL GARDENS: Located on the greatly desired Gledhow Gardens SW5 (beside The Boltons SW10), this delightful village feel apartment offers a perfect blend of modern living and classic elegance in a beautiful stucco fronted Victorian period building.

As you enter, you are greeted by an open plan reception area that is both spacious and inviting. The room is bathed in natural light, thanks to the large bay window that enhances the airy atmosphere. A working feature fireplace adds a touch of warmth and character, making it a perfect spot for relaxation or entertaining guests. With two well-proportioned bedrooms and two bathrooms and extensive storage, this property is ideal for both professionals and small families seeking comfort and convenience on a prime garden square.

The clean lines and thoughtful design of the flat create a seamless flow between the living spaces, ensuring that every corner feels both functional and stylish. For those who work from home or require additional space for study, the property boasts two integrated study areas, allowing for productivity without compromising on comfort. Additionally, two utility cupboards provide ample storage, helping to keep the living space tidy and organised.

This flat in Gledhow Gardens is not just a home; it is a sanctuary that combines modern amenities with a welcoming ambiance. With its prime location and well-designed interiors, it presents an excellent opportunity for anyone looking to enjoy the vibrant lifestyle that London has to offer.





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.





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: £1,395,000

Tenure: Leasehold - Share of Freehold

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

September 1983

Service Charge: £5,672 per annum

Ground Rent: n/a

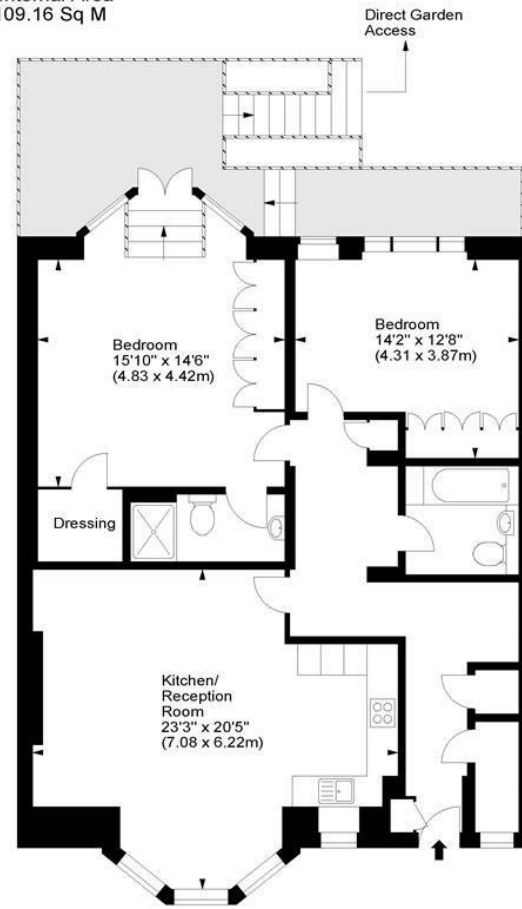
Ground Rent Review Period: n/a

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 | |
|---|---------|
| Very energy efficient - lower running costs | Current |
| 92-100 A | 74 |
| 81-91 B | |
| 69-80 C | |
| 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 | |

FEATURES

- Direct Access to Communal Gardens (making this coveted garden an extension of the flat)
- Two Bay Windows allowing maximum light
- Large Internal Floor Area with G.I.A 1175 Sq Ft/ 109.16 Sq M including extensive storage
- Bright Orientation with Excellent Condition to the exterior of the building
- Spacious Reception Room with Feature Fireplace & Bay Window Dining Area
- Well-Equipped Open-Plan Kitchen & Separate Utility Cupboards
- 2 Spacious Double Bedrooms & 2 Bathrooms (1 En-Suite) & 2 Study Stations
- Beautiful White Stucco Building on In Demand Garden Square
- A wide range of fantastic schools including Wetherby & Bousfield
- Village like feel on an exemplary Garden Square in Prime Central London beside The Boltons SW10

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