



3 Bedrooms

Flat - Conversion

Located in london

£1,580,000



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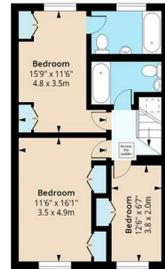
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## Collingham Place, SW5

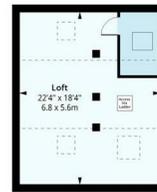
Approx. Gross Internal Area 1465 Sq Ft - 136.10 Sq M  
Approx. Gross Reduced Height Under 1.5m Area 248 Sq Ft - 23.03 Sq M  
Approx. Gross Terrace Area 108 Sq Ft - 10.03 Sq M



**Second Floor**  
Floor Area 696 Sq Ft - 64.66 Sq M



**Third Floor**  
Floor Area 607 Sq Ft - 56.39 Sq M



**Loft**  
Floor Area 162 Sq Ft - 15.05 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 7/9/2022

ipaplus.com

A bright and spacious top floor split-level maisonette occupying the second and third floors of a Victorian building in Kensington, presented in good condition with 3 bedrooms, 2 bathrooms and a private south west terrace, there is also excellent potential to extend into the loft and convert it to create a fourth en-suite bedroom, subject to planning..

This duplex apartment benefits of a bright and spacious reception room with original fireplace, high ceilings and period features, a large eat-in kitchen including integrated appliances, a separate toilet and a study area opening to the terrace. The top floor boasts three double bedrooms, along with two bathrooms, one of which is an en-suite. Ascending the staircase, you'll reach the loft, a versatile space that provides ample storage and the potential to be easily converted into a fourth bedroom.

Ideally positioned in Kensington between Gloucester Road and Earls Court, this location offers easy access to amenities, restaurants, and excellent transportation via the District and Piccadilly lines.

## Energy Efficiency Rating: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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