



# ONE OF SOUTH KENSINGTON'S RAREST FIRST-FLOOR APARTMENTS

First-floor garden square apartment with exceptional 3.6m ceiling heights, dual garden aspects and access to the private Bina Gardens West.

Dual Garden Aspect | 3.6m Ceilings | Approx. 1,040 sq ft | Access to Bina Gardens West

Overlooking private communal gardens to both the front and rear, this exceptional first-floor apartment occupies a prime position within one of South Kensington's most sought-after garden squares and moments from The Boltons.

Extending to approximately 1,040 sq ft (97 sq m), the property features an impressive 24 ft reception room with a south-west facing bay window, French doors opening onto a balcony and remarkable ceiling heights of approximately 3.6 metres, creating an outstanding sense of light and space.

The accommodation comprises two double bedrooms, a bathroom, shower room, separate kitchen and two private outdoor areas, with the rear terrace enjoying views across the beautifully maintained Bina Gardens West communal gardens.

Rarely available and held in the same ownership for over 25 years, this is a unique opportunity to acquire a distinguished garden square residence combining exceptional proportions, outdoor space and access to one of South Kensington's most desirable communal gardens. Please note that images may include virtual staging for illustrative purposes.

Viewing highly recommended.





## ACCOMMODATION

First Floor | Approx. 1,040 sq ft (97 sq m) | Reception Room | Separate Kitchen | Two Double Bedrooms | Bathroom | Shower Room | Balcony | Terrace | Access to Bina Gardens West Communal Gardens | Share of Freehold

## LOCATION

Gledhow Gardens is one of South Kensington's most desirable garden square addresses, quietly positioned moments from The Boltons and within the Royal Borough of Kensington & Chelsea. Residents enjoy access to the beautifully maintained Bina Gardens West communal gardens together with the area's renowned restaurants, boutiques and cultural attractions, while Gloucester Road and South Kensington stations, Kensington Gardens and Hyde Park are all within easy reach.





EXCEPTIONAL VOLUME, LIGHT & GARDEN VIEWS

## 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

**£2,000,000**

**Tenure:** Share of Freehold

**Lease:** 976 Years TBC

**Ground Rent:** n/a Annual

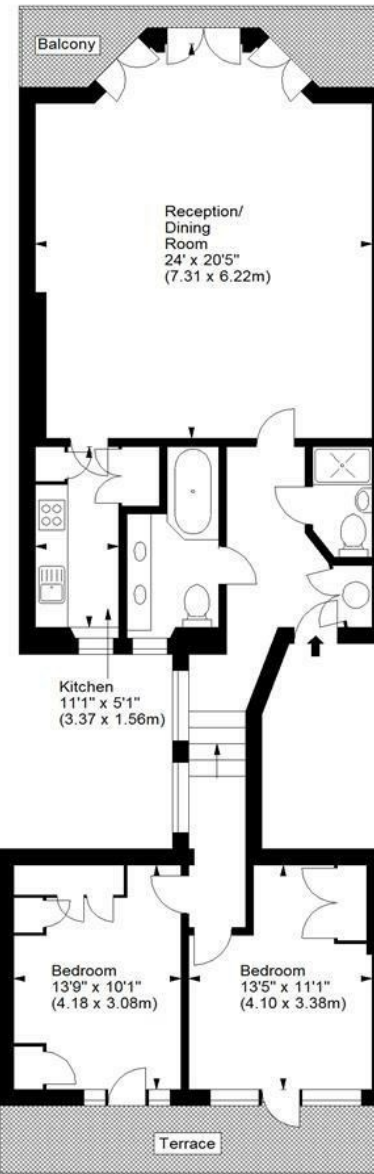
**Service Charge:** £3,948.00 including Reserve Fund

**Council Name:** Royal Borough of Kensington & Chelsea

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



**Gledhow Gardens, SW5**  
Approx. Gross Internal Area  
1040 Sq Ft - 96.62 Sq M



First 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 plus) A                                 |         | 81                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 64      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

## FEATURES

- One of South Kensington's Rarest First-Floor Garden Square Apartments
- Coveted Dual Garden Aspect Overlooking Private Communal Gardens Front & Rear
- Prime South Kensington Garden Square Address Moments from The Boltons
- Magnificent 24 ft Reception Room with Balcony
- Exceptional 3.6m Ceiling Heights Creating Outstanding Volume
- Rear Terrace Overlooking Bina Gardens West
- Flooded with Natural Light from East & West Facing Aspects
- Approx. 1,040 sq ft (97 sq m) of Well-Proportioned Living Space
- Share of Freehold in the Royal Borough of Kensington & Chelsea
- Held in the Same Ownership for Over 25 Years



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