



# A WONDERFUL GARDEN SQUARE PROPERTY

A wonderful garden square property completely refurbished throughout with access to Gledhow Gardens communal gardens, in addition to its own private patio/terrace. The property is entered via an elegant raised ground floor doorway whereupon an internal staircase welcomes you into the apartment entrance hall. Being spacious and well configured this two bedroom apartment measures c.880 sq ft (82 sq m), in addition to a large private and secluded patio/terrace measuring c. 107 sq ft (10 sq m). The orientation makes the property particularly well lit. The west facing reception/dining room has wood floors and large sash windows providing the perfect frame with which to view the mature garden trees, one of the most attractive and coveted communal gardens within this highly esteemed pocket of Prime Central London and South Kensington. The fully equipped, brand new kitchen interconnects perfectly with the entrance hall, reception and dining area. The accommodation further benefits from well-appointed storage including an under stair cupboard and integral wall hung wardrobes as well as recessed cupboards to both bedrooms; the luxurious large shower room deserves particular attention. Both double bedrooms face the internal private patio with large windows providing excellent reflected light.

This grand mid terrace redbrick Victorian property has an imposing exterior and well appointed facade. Within close proximity of the extensive facilities and amenities of nearby Gloucester Road, Knightsbridge, King's Road, High Street Kensington as well as the wide open green spaces of Kensington Gardens and Hyde Park. Please note that images may include virtual staging for illustrative purposes.







## ACCOMMODATION

Accommodation: Entrance Hall: 2 Double Bedrooms: Reception/Dining room with wood floors and large sash windows: Fully equipped, brand new Kitchen: Luxurious large Shower Room: Private Patio/Terrace: plenty of storage: Access to Gledhow Gardens 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.





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## 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: £900,000**

**Tenure:** Share of Freehold

**Length of lease:** 977 remaining

**Annual ground:** rent: N/A

**Ground rent review:** N/A

**Annual service charge:** tbc

**Service charge review:** Yearly

**Council tax band:** Band G + garden square supplement

**Local Borough:** Kensington and Chelsea

**EPC Band:** C

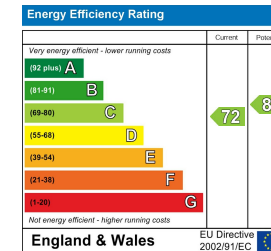
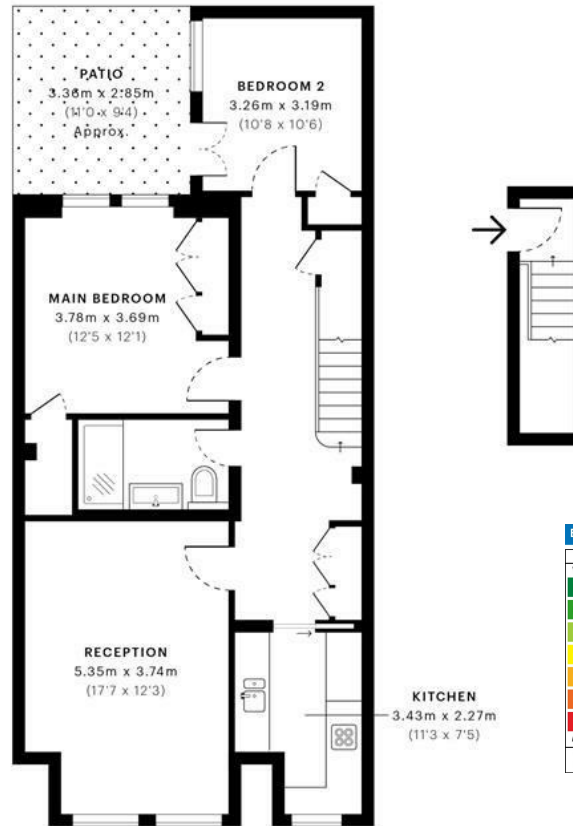


Gledhow Gardens, SW5

CAPTURE DATE: 27/10/2021 LASER SCAN POINTS: 2,486,692

GROSS INTERNAL AREA

81.77 sqm / 880.16 sqft



— Lower Ground Floor

— Ground Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
81.77 sqm / 880.16 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes walkways, restricted head height  
72.98 sqm / 785.55 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPM18 SR RESIDENTIAL 78.90 sqm / 849.27 sqft  
IPM18 SC RESIDENTIAL 73.33 sqm / 789.32 sqft

spec id: 61784a44ec608a0e55906c56

## FEATURES

- Both double bedrooms face the internal private patio with large windows
- West facing reception/dining room has wood floors and large sash windows
- Fully equipped, brand new kitchen
- Luxurious large shower room
- Well-appointed storage including an under stair cupboard and integral wall hung wardrobes
- Large private and secluded patio/terrace measuring c. 107 sq ft (10 sq m).
- Access to Gledhow Gardens communal gardens
- G.I.A 880.16 Sq Ft / 81.77 Sq M Approx.
- EPC Rating: C / Council Tax Band: G
- Royal Borough of Kensington and Chelsea



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