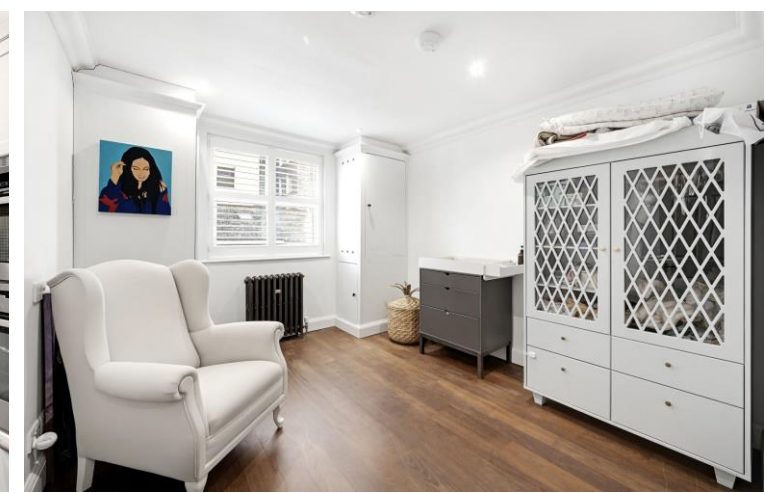




Collingham Gardens
London, SW5





A fantastic first floor, two double bedroom apartment set in a peaceful corner position within a well maintained period building with lift access.

The property offers generous proportions throughout, including a spacious reception room measuring approximately 18'1 x 17'9, providing excellent space for both living and dining. Bespoke built-in cabinetry, hardwood flooring and characterful cast-iron radiators add warmth and personality to the living space.

The accommodation comprises two well proportioned double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and a stylish en-suite bathroom. A contemporary, separate kitchen is thoughtfully arranged and there is an additional modern shower room serving the second bedroom and guests.

Further benefits include a long lease and access to both Bramham Gardens (STA) and Collingham Gardens (STA).

Collingham Gardens is a quiet, tree-lined street that enjoys a fantastic central location, providing easy access to Gloucester Road, Earl's Court and South Kensington Underground stations. The surrounding area offers an exceptional selection of shops, restaurants and cultural attractions, with Kensington High Street, South Kensington and the green open spaces of Hyde Park all within easy reach.

- First floor with lift access
- Excellent condition throughout
- Two double bedrooms, two bathrooms
- Wooden flooring throughout
- Access to communal gardens (STA)

Asking Price £1,225,000

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 90-100 | A | | |
| 81-89 | B | | 84 |
| 72-80 | C | 74 | |
| 63-71 | D | | |
| 54-62 | E | | |
| 45-53 | F | | |
| 35-44 | G | | |

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 89 years,
Service Charge: £7542 Inc. reserve fund contribution
Ground Rent: £500 pa
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: G

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 London
 SW7 3DY

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020 7589 1234

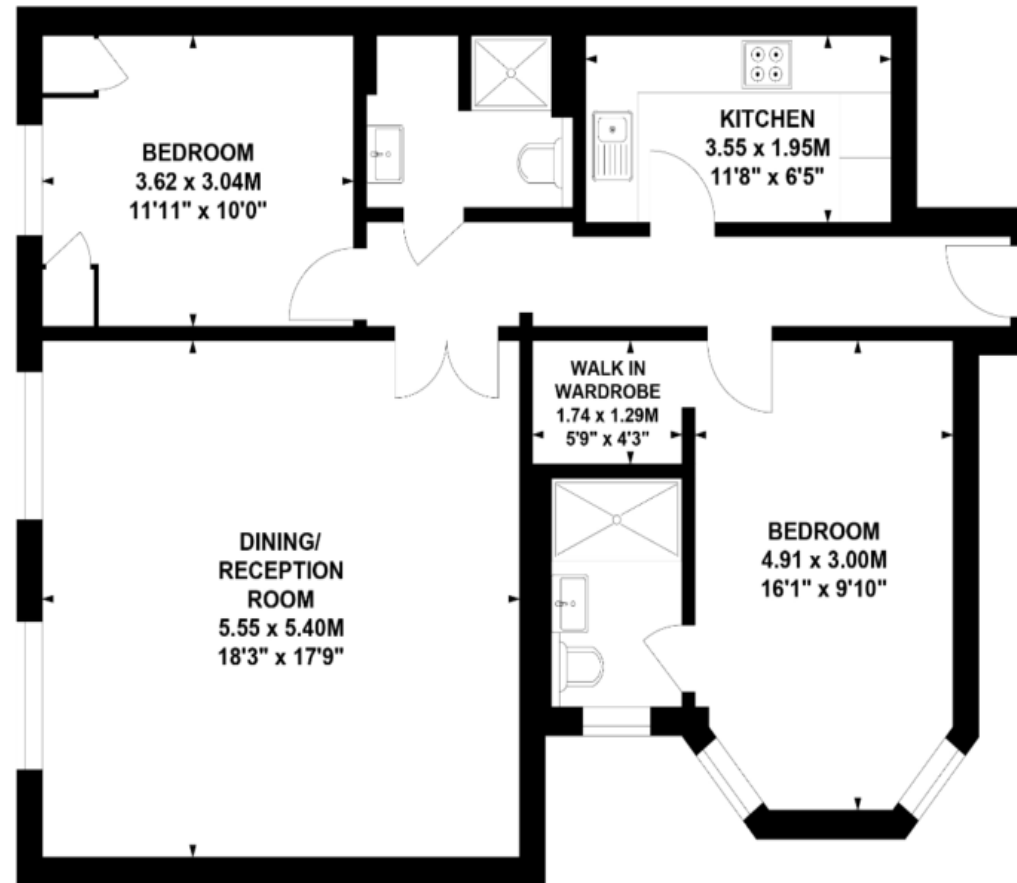
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Collingham Gardens, SW5

Approximate gross internal area

86.9 sq m / 935 sq ft

Key :
CH - Ceiling Height



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

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