



BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT IN SUPERB LOCATION

Located in the charming Wetherby Gardens, this rare to the market, exceptional raised ground floor two bedroom apartment measuring c. 1125 sq ft including the terrace (861 sq ft internal and 265 sq ft terrace) MUST BE SEEN.

With large south facing reception and well fitted kitchen with a stone worktop doubling as a breakfast bar with modern appliances.

The delightful south facing bay window allows plenty of natural light which complements beautifully the elegant high ceilings and oak wood floors, all topped off nicely with ceiling coving; to the rear two double bedrooms and a private outdoor terrace leading directly into the amazing Wetherby Gardens communal gardens.

Other points of note include high ceilings and good storage. Ideally located within a 5 minute walk of Gloucester Road Underground (District, Circle and Piccadilly Lines), Waitrose grocery store. Viewing strongly recommended.

PLEASE NOTE PICTURES OF THE RECEPTION ROOM AND BEDROOMS ARE VIRTUALLY STAGED.





ACCOMMODATION

Entrance hall: Open plan reception/kitchen: 2 Bedrooms: Bathroom: Huge Terrace: Direct access to communal gardens: Extensive storage: Gross Internal Area 861 sq ft + 265 sq ft outside terrace

LOCATION

The property is within immediate walking distance of boutiques, shops, restaurants and cafés of Old Brompton Road, Gloucester Road, South Kensington and Kensington High Street. The nearest station is Gloucester Road Underground (Circle, District & Piccadilly lines).



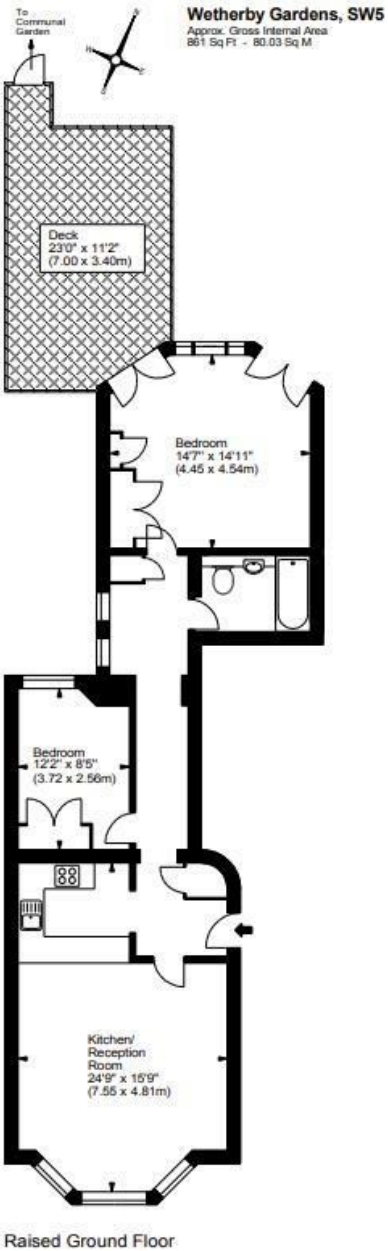
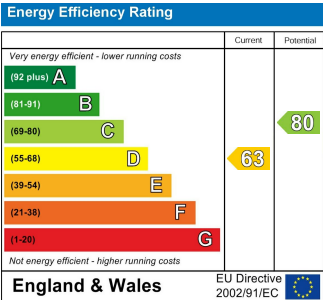
DIRECT ACCESS TO STUNNING COMMUNAL GARDENS

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: £1,750,000

Tenure:
Share of Freehold
Lease: 999 years from 2002
Service Charge: £3399pa 2024/2025 Est £4558pa 2025/2026
Ground Rent: Nil
Local Authority: Royal Borough of Kensington and Chelsea
Council Tax Band: G



- FEATURES**
- Bright Reception
 - Fully equipped kitchen with breakfast bar
 - Extensive storage
 - Large Private Terrace
 - Direct access to communal gardens
 - High Ceilings/ Bay Windows/ Wood flooring
 - Close to excellent amenities including boutiques, shops, restaurants and cafés

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