



Derwent House
Stanhope Gardens, SW7





A bright and exceptionally spacious two bedroom apartment situated on the fourth floor of this well maintained building, with a lift and porter.

Quietly positioned to the rear of the building, the apartment enjoys wonderful open views over Stanhope Gardens and the attractive mews beyond. Large triple glazed windows flood the property with natural light and create an impressive sense of space throughout.

The accommodation comprises a generous reception and dining room with south and west facing exposure and a separate, fitted kitchen with integrated Miele appliances. The property offers two generous double bedrooms, including an exceptionally spacious principal bedroom. There is a family bathroom and an additional guest WC

Stanhope Gardens is ideally located for the excellent shops, restaurants and transport links of South Kensington and Gloucester Road, with Hyde Park, Kensington Gardens, Harrods and the world-renowned museums of South Kensington all within easy reach. Access to the beautiful private communal gardens opposite is available by separate subscription, and residents' permit parking is available.

The property is offered with approximately 30 years remaining on the lease, which is reflected in the asking price. Purchasers have a statutory right to extend the lease by 90 years.

- Exceptionally bright, fourth floor apartment (with lift and porter)
- Two bedrooms, family bathroom and guest loo
- Access to communal gardens (STA)
- Chain free

Asking Price £545,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 31 years 3 months

Service Charge: £6850

Ground Rent: £300

Local Authority: Kensington & Chelsea

Council Tax Band: F

Chestertons South Kensington Sales

44-48 Old Brompton Road

London

SW7 3DY

southkensington@chestertons.co.uk

020 7589 1234

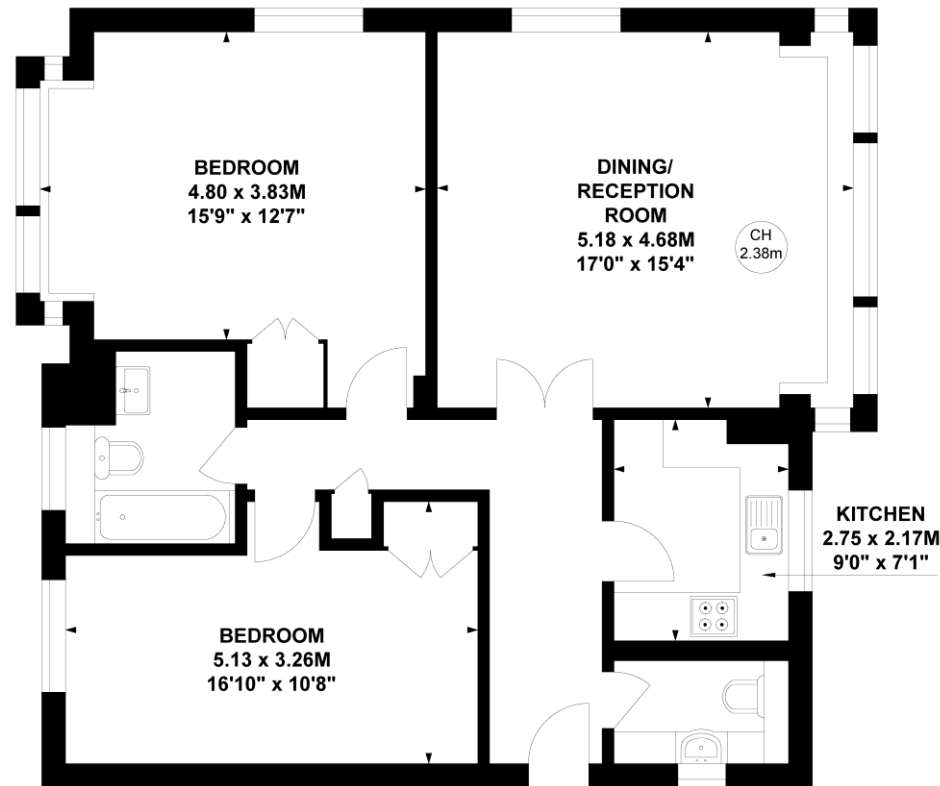
chestertons.co.uk

Derwent House, SW7

Approximate gross internal area

86.07 sq m / 926 sq ft

Key :
CH - Ceiling Height



Fourth 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

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is
100% recyclable