



GABY TANG

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Harcourt Terrace, London, SW10

Guide Price £1,650,000

Share of Freehold (expires 01.04.2998)

Ground Rent peppercorn

Service Charges £2,500 per annum

- Two Bedrooms
- Two Bathrooms
- Kitchen with separate pantry
- Reception Room
- Dining Room
- Home office/study area
- Cellar/vault storage
- Garden
- 1230sq ft/ 114.3 sq m



Refurbished to an exceptional specification, this bright and spacious two-bedroom, two-bathroom garden apartment is set on a sought-after residential street in the Royal Borough of Kensington and Chelsea. Flooded with natural light, the apartment has been meticulously redesigned to exacting standards, featuring wooden flooring throughout, underfloor heating, and a sleek contemporary kitchen complete with a pantry. Extending to approximately 1230 sq ft / 114.3 sq m, the accommodation comprises a home office/study area, reception room, dining area, a generous principal suite with fitted wardrobes and an en-suite bathroom, a second well-proportioned bedroom with fitted wardrobes, and a guest shower room. Further benefits include a private entrance, cellar/vault storage, and a separate courtyard. The centrepiece of the home is the impressive rear extension, featuring skylights and a full wall of floor-to-ceiling sliding doors that flood the entertaining space with natural light and open directly onto the approximately 20ft south-west-facing garden. Perfectly positioned on Harcourt Terrace, a prime Chelsea address running from Hollywood Road to Redcliffe Square near Brompton Cemetery, the apartment is moments from an array of designer boutiques, cafés, and fine dining along King's Road and Fulham Road. Connectivity: West Brompton Station (District Line, London Overground, Southern Rail), Earl's Court Station (District and Piccadilly Lines), and Gloucester Road Station (Piccadilly, District, and Circle Lines).

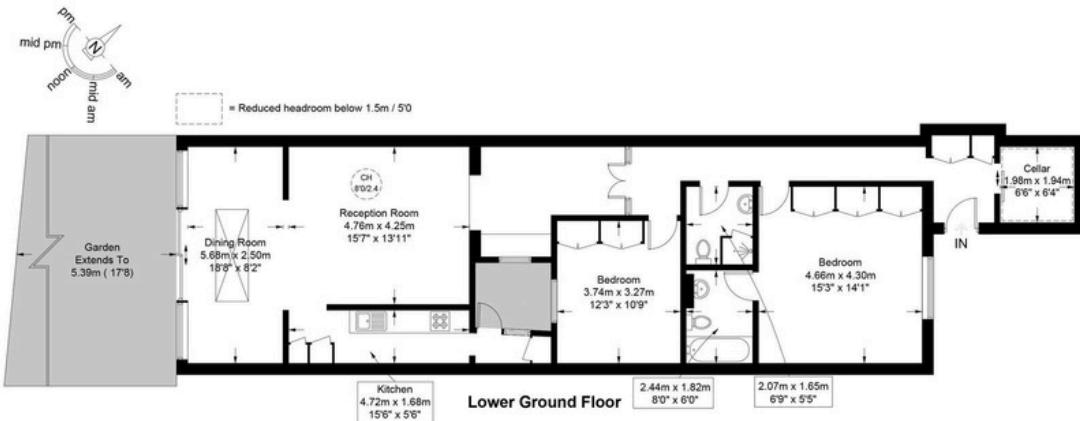




Harcourt Terrace, SW10

Approximate Gross Internal Area = 1230 sq ft / 114.3 sq m

Restricted Height = 42 sq ft / 3.9 sq m



PRIME PERSPECTIVES

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	78
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC