Knight Frank

HARRINGTON GARDENS

South Kensington SW7

A BRIGHT LATERAL APARTMENT IN PRIME SOUTH KENSINGTON

Occupying the third floor of an attractive period building, this bright, well-proportioned apartment offers excellent entertaining space

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold with approximately 81 years remaining

Ground rent: £75 per annum, reviewed every year*

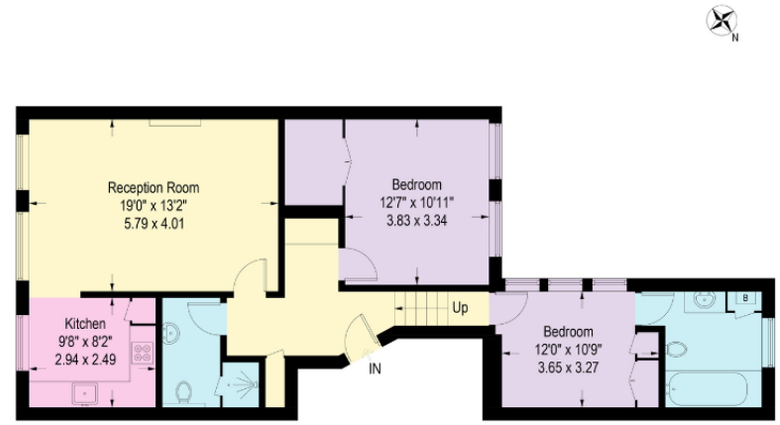
Service charge: £7,343.31 per annum, reviewed every year

Guide price: £1,500,000

The property is centered around a substantial reception room, providing ample space for both dining and relaxation, with two large windows that flood the room with natural light. The separate kitchen is conveniently positioned adjacent to the living space. There are two double bedrooms, both with fitted wardrobes. One has an en-suite bathroom, whilst the other is served by a separate shower room. The entrance hall is large enough to accommodate a desk, providing a practical area for working from home.

The practical lateral layout ensures a natural flow between the living and sleeping accommodation, making the apartment ideally suited to both owner-occupiers and pied-à-terre purchasers.

*The ground rent rises in stages to £600 per annum, by 2107



Third Floor

Harrington Gardens, SW7
Approximate Gross Internal Area = 80.7 sq m / 869 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

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