ESON2
REAL ESTATE

Harrington Gardens

24-26 Harrington Gardens, SW7

THREE-BEDROOM GARDEN DUPLEX · TO LET

£14,000 pcm · £3,231 pw



NEW INSTRUCTION

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THE PROPERTY

A period duplex of real stature

Spread across the ground and lower ground floors of a Grade II listed red-brick mansion, this duplex offers some 2,039 sq ft of elegant accommodation. A **27ft reception room** sits beneath an intricately moulded plaster ceiling, with a carved marble fireplace, tall windows framing the trees outside and a charming **reading room** set off one corner. Three bedrooms, three bathrooms and **access to the communal gardens** complete the picture.

Rent	**£14,000 pcm**	Bedrooms	**3**
Bathrooms	**3**	Floor area	**2,039 sq ft**
Layout	**Ground & lower ground**	Reception	**27'7" × 22'6"**
Outside space	**Communal gardens**	Building	**Grade II listed**

At a glance

3	3	2,039	27'7"
bedrooms	bathrooms	sq ft over two floors	reception room

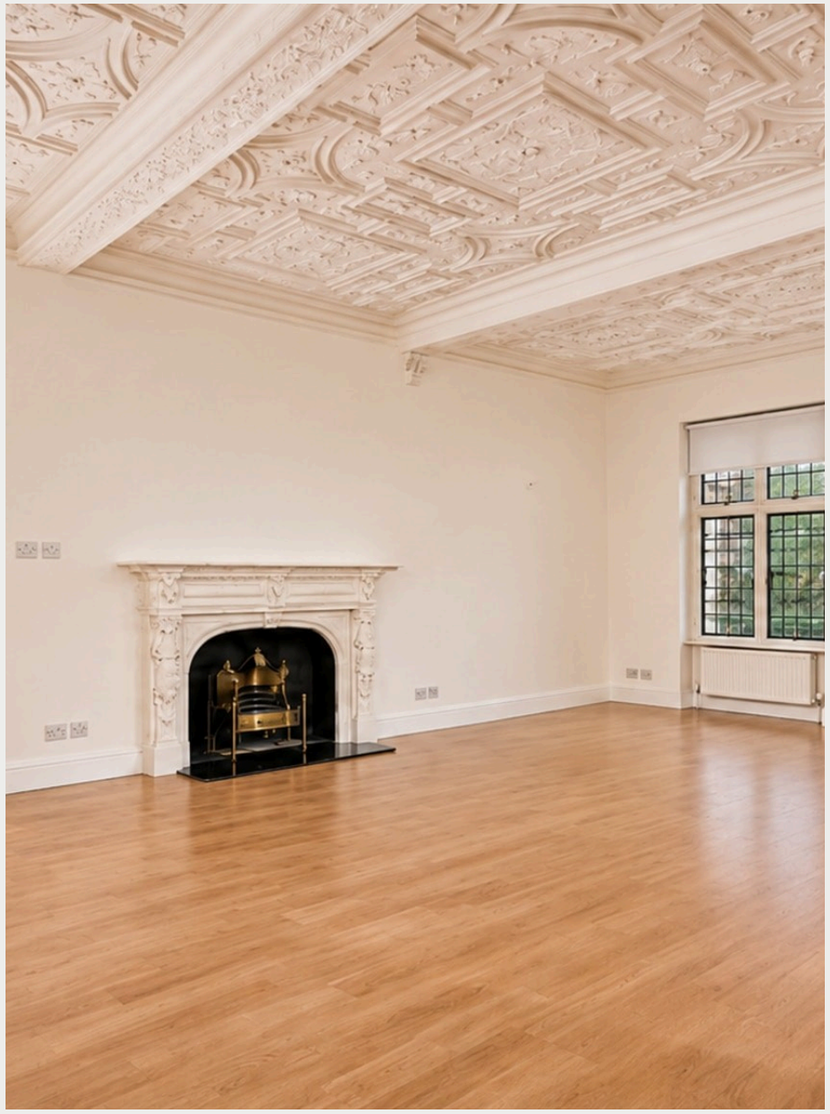
- Grade II listed mansion
- Reading room off the reception
- Ornate plaster ceilings
- Principal suite with stone inglenook
- Carved marble fireplace
- Communal garden access

RECEPTION

Grand proportions

The 27'7" × 22'6" reception room is flooded with afternoon sun through a bay and twin casement windows. An arched doorway opens into a reading room, a quiet retreat, while fitted shelving, an original marble chimneypiece and a richly detailed ceiling complete the space.



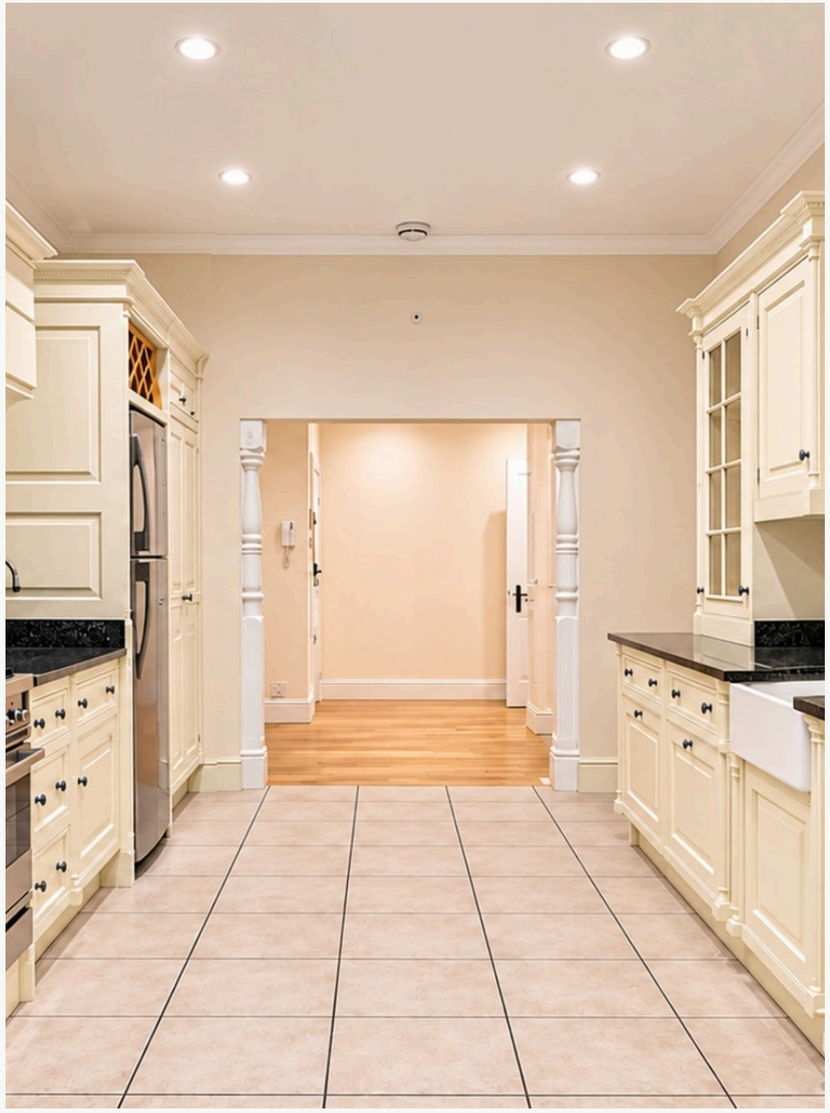


KITCHEN

Hand-finished & generous

A 14'4" kitchen with cream in-frame cabinetry, black granite worktops, a Belfast sink and a range cooker. An adjoining dining area is lit by a full wall of period windows looking out over greenery.





PRINCIPAL SUITE

A bedroom with presence

Measuring 21'7" × 20'11", the principal bedroom has a timber-panelled cornice, a decorative ceiling rose, full-height wardrobes and its own bathroom, arranged around a striking arched stone surround.







LOWER GROUND

Two further bedrooms

An oak staircase leads down to two further bedrooms laid with herringbone parquet, each with built-in wardrobes and brass fittings, alongside two bathrooms.







BATHROOMS

Marble, stone & roll-top

Three bathrooms, each with its own character: Carrara marble with a glazed shower, warm limestone-effect tiling, and a black roll-top bath set on a classic chequerboard floor.









DETAIL

A carved stone inglenook

The principal bedroom is anchored by an original arched stone surround, one of many period details preserved throughout the home.

FLOORPLAN

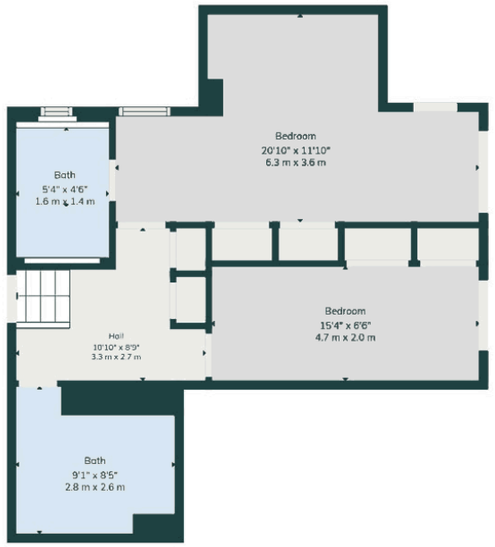
Layout & dimensions

GROUND FLOOR	
Reception room	**27'7" × 22'6"**
Kitchen	**13'10" × 14'4"**
Dining area	**7'1" × 12'1"**
Principal bedroom	**21'7" × 20'11"**
En-suite	**5'8" × 7'6"**

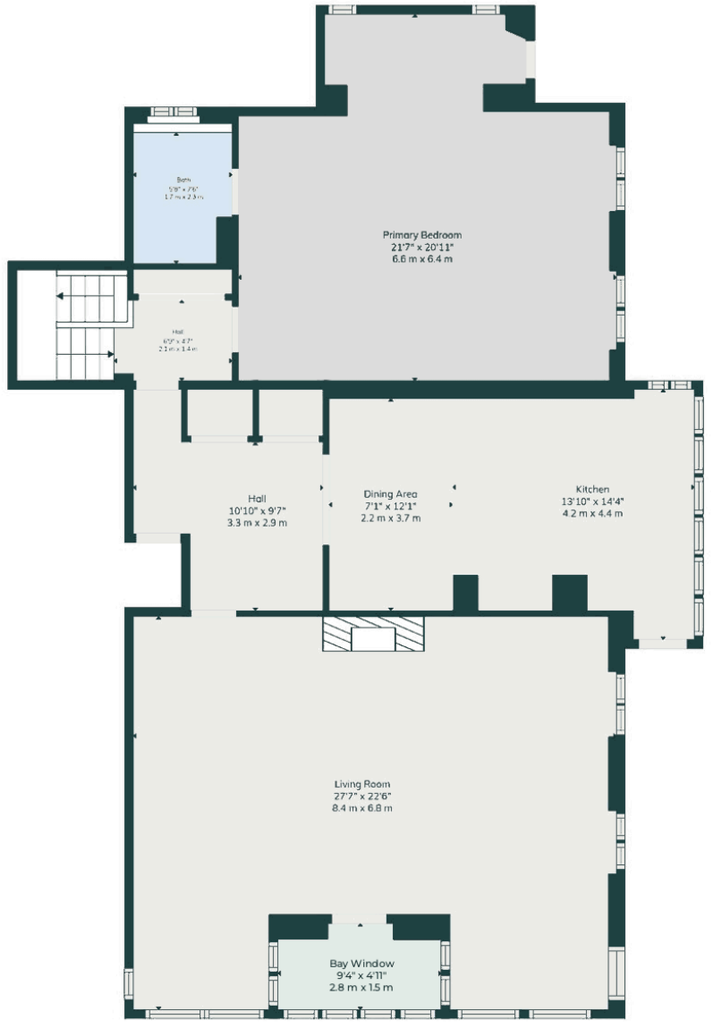
LOWER GROUND FLOOR	
Bedroom	**20'10" × 11'10"**
Bedroom	**15'4" × 6'6"**
Bathroom	**9'1" × 8'5"**
Bathroom	**5'4" × 4'6"**

2,039 sq ft (190 m²)

Approximate gross internal area



Lower Ground Floor



Ground Floor

LOCATION

South Kensington, SW7

Harrington Gardens is lined with ornate Flemish-style mansions from the 1880s, many of them Grade II listed, softened by mature plane trees. Gloucester Road Underground is a short stroll away, with the restaurants of Old Brompton Road, the museums of Exhibition Road and the open lawns of Hyde Park all close at hand.

TRANSPORT

Gloucester Road
Circle, District, Piccadilly

South Kensington
Circle, District, Piccadilly

Earl's Court
District, Piccadilly

Heathrow Airport
Direct on the Piccadilly line

NEARBY

Exhibition Road
Museums and Imperial College

Hyde Park
Royal Park

Brompton Cross
Boutiques and dining

Royal Albert Hall
Concerts and the Proms



VIEWINGS

Arrange a viewing

To arrange a viewing or for further information, please contact the ESON2 lettings team.

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WEBSITE	eson2.co.uk
REFERENCE	24-26 Harrington Gardens, South Kensington SW7 4LS

These particulars are for guidance only and do not form part of any offer or contract. Measurements, floor areas and floorplans are approximate. All information should be verified before entering into any agreement. Fees may apply; please ask for details.