



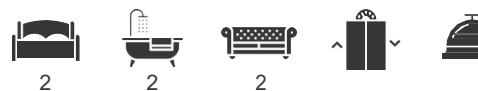
Clareville Grove, South Kensington SW7

 **Knight
Frank**

Clareville Grove, South Kensington SW7

A beautifully presented two bedroom, two bathroom apartment with lift access, situated on the second floor of a purpose-built block with a porter on a residential tree-lined street in South Kensington SW7. The property offers a well-arranged layout, providing an inviting and practical living space in a desirable location.

Upon entering, an inviting hallway leads to a spacious reception room filled with natural light, offering a welcoming atmosphere for entertaining.



EPC
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Asking price: £1,650,000

Tenure: Share of freehold plus leasehold, approximately 946 years remaining

Service charge: approximately £10,140 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G





The apartment also features a separate dining room, ideal for hosting and formal dining. Adjacent to the reception room is a separate, well-appointed Poggenpohl kitchen equipped with Miele integrated appliances, plenty of cabinetry and ample worktop space.

The principal bedroom is discreetly positioned towards the rear of the apartment. It is fitted with Poliform wardrobes and has an en suite.

Adjacent to the principal suite is a further double bedroom with an abundance of integrated storage, including Poliform wardrobes.

Additionally, there is a stylish bathroom accessible via the hallway.

Clareville Court is a desirable and well-maintained portered block that is well located for all of the local shops, restaurants, and pubs that the area has to offer. The area is well served by a regular bus service, and the property is conveniently situated near the South Kensington Underground Station, and Gloucester Road tube station, which is serviced by the Circle, District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease.





CLAREVILLE COURT

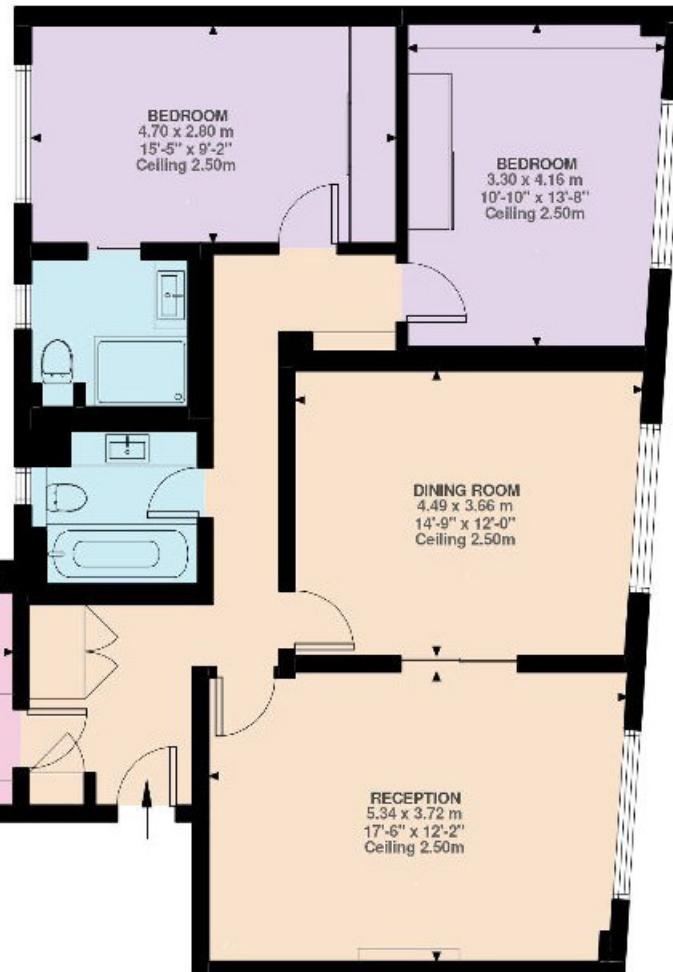
LCB DXV

Clareville Court SW7

Approximate Gross Internal Floor Area

98.10 sq m / 1,056 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Second Floor
1056 ft²



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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