



## ROBERTS COURT, BARKSTON GARDENS

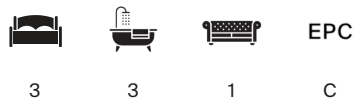
London SW5





## A SPACIOUS, THREE BEDROOM DUPLEX WITH TERRACE

Set across the fifth and sixth floors of a well-maintained building with porter, lift and garden square access, this apartment offers bright and versatile living space.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of Freehold plus leasehold with approximately 84 years remaining (Lease is extanable with no premuim\*)

Ground rent: £72 per annum, reviewed every year

Service charge: £7,975.35 per annum, reviewed every year

**Guide Price: £2,295,000**



The upper level is centred around an impressive dining and reception room, providing an expansive and adaptable entertaining environment with ample space for both relaxation and formal dining. Adjacent is a well-appointed kitchen, thoughtfully arranged for practical day-to-day use. Double doors lead out to a terrace, ideal for al fresco dining or enjoying a quiet retreat. Two useful store rooms and a mezzanine level above provide flexible space, perfect for a study or creative area. The lower floor comprises three bedrooms, each offering comfortable accommodation. The principal bedroom benefits from excellent proportions and high ceilings. Two of the bedrooms have en-suite bathrooms, while the third bedroom is served by another bathroom located adjacent in the hallway. We understand that the lease may be extended at no premium cost, with only administrative fees payable.

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Roberts Court,  
Approximate Gross Internal Area (Including Mezzanine & Stores) = 164.54 sq m / 1,771 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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