



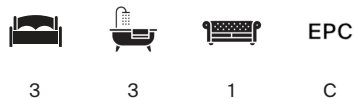
ROBERTS COURT, BARKSTON GARDENS

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 extendable with no premium*) Ground rent: £72 per annum, reviewed every year

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

Guide Price: £2,195,000



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.

* We understand that the lease may be extended at no premium cost, with only administrative fees payable.



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.

Claire Mengham
020 3978 2462
claire.mengham@knightfrank.com

Knight Frank Chelsea and South Kensington
352a Kings Road
SW3 5UU

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.