



# A MODERN DEVELOPMENT ON A PRIME GARDEN SQUARE

Located on the exclusive Wetherby Gardens private garden square of South Kensington, this beautifully presented apartment within a modern development behind a period facade, offers a delightful blend of classic elegance and modern comfort. With two well-proportioned bedrooms and a luxury marble-tiled shower room, this property is perfect for those seeking a serene urban retreat.

The semi-open plan living area is designed to maximise space and light, featuring high ceilings and large sash windows that invites the natural light to flood in. The beautiful oak flooring throughout adds a touch of warmth and sophistication, making it an inviting space for both relaxation and entertaining.

One of the standout features of this property is the access to a wonderful hidden communal garden, providing a tranquil escape from the hustle and bustle of city life. This serene retreat is perfect for unwinding after a busy day or enjoying a leisurely weekend.

This Victorian flat in South Kensington is not just a home; it is a lifestyle choice, offering a perfect balance of comfort, convenience, and charm. Whether you are a first-time buyer or looking for a rental opportunity, this property is sure to impress. Conveniently located just a five-minute stroll from Gloucester Road Underground Station, residents will enjoy easy access to the District and Circle lines, making commuting and exploring the vibrant city of London a breeze.





### ACCOMMODATION

Entrance: High Ceilinged Reception/Dining Room: Two Double Bedrooms (Main Bedroom with Wardrobe Wall): Semi Open Plan Kitchen with Breakfast Bar: Luxury Marble Shower Room: South Facing Decked Private Patio: Access to Communal Gardens

### LOCATION

Wetherby Gardens is within easy reach of a wide variety of high end shops and facilities of South Kensington, the shops of Gloucester Road and the Old Brompton Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road and S.Kensington stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks, making commuting and exploring the vibrant city of London a breeze.



**CALL OR EMAIL US NOW TO ENQUIRE FURTHER OR TO ARRANGE AN APPOINTMENT TO VIEW**

## PROPERTY INFORMATION

**Property Type:** Flat/Apartment

**Construction Materials:** Brick

### Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

**Broadband/ Internet connection:** Fttc

**Mobile Signal Coverage:** Please check Ofcom

Mobile Checker

**Broadband speed:** Please check Ofcom Broadband Checker

**Parking Arrangements:** Street Parking Permit Required

Terms

**Price: £850 Per Week**

**Terms Deposit:** 6 weeks

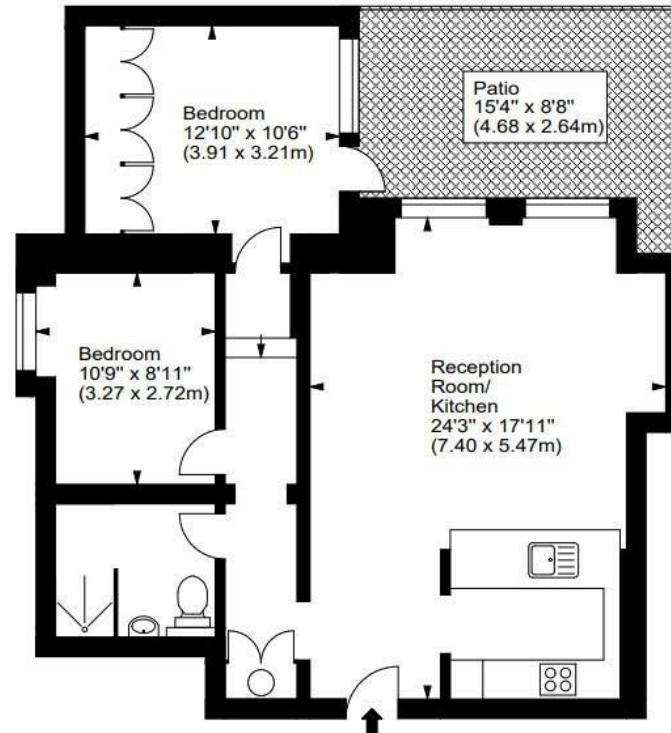
**Council Name:** The royal Borough of Kensington and Chelsea

**Council Tax Band:** G



## Wetherby House, SW5

Approx. Gross Internal Area  
813 Sq Ft - 75.53 Sq M



Lower Ground Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## FEATURES

- Two Double Bedrooms with Wardrobe Wall to Main Bedroom
- Contemporary Styled Reception/Dining Room with Semi Open Plan Kitchen with Breakfast Bar
- A Modern Development behind an elegant Victorian Facade
- Beautiful & Classic Marble Shower Room
- High Ceilings & Large Sash Windows & High EPC Rating
- South Facing Fully Decked Private Patio
- Access to highly sought after hidden communal gardens
- The Royal Borough of Kensington and Chelsea
- Gross Internal Area 813 Sq Ft/ 75.53 Sq M
- Prime Garden Square Lifestyle Living in South Kensington

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