





# A SPACIOUS AND WELL PRESENTED TWO BEDROOM 2ND FLOOR APARTMENT

**CALL NOW TO SPEAK WITH AN AGENT:** A wonderful second floor TWO BEDROOM apartment set within a desirable Victorian period building in an amazing location.

The flat boasts a west facing TERRACE with skyline views, bright reception with dining room and feature fireplace, impressive oak herringbone parquet wood floors; two double bedrooms each with a bathroom and wardrobe wall and a separate kitchen with breakfast bar connected to the terrace.

The apartment offers excellent orientation for light and appropriate proportions to provide the best use of space.

The flat has is well located in the heart of this exclusive neighbourhood; it is close to all the excitement and action of Prime Central London.

The building forms part of a fine semi-stuccoed terrace.







## ACCOMMODATION

Reception/Dining Room: 2 Double Bedrooms: Shower Room/Guest WC & En-suite Bathroom: Kitchen with Breakfast Bar: Roof Terrace



## LOCATION

Bina 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 South 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.







A SUPERB TERRACE FOR ENTERTAINING

## 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: £1,185,000**

**Tenure:** Leasehold

**Lease:** 125 years

**Ground Rent:** tbc

**Ground Rent Review Period:** tbc

**Annual Service Charge:** £3500 per annum tbc

**Local Authority:** The Royal Borough of Kensington and Chelsea

**Council Tax Band:** G

**EPC Band:** D

## Bina Gardens, SW5

Approx. Gross Internal Area  
789 Sq Ft - 73.30 Sq M



Second 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## FEATURES

- Call now to speak with an agent or to enquire further
- Herringbone Parquet Wood Floors & Roof Terrace
- High Ceilings
- Bright Orientation
- Great Location
- The Royal Borough of Kensington and Chelsea
- Council Tax Band: G
- EPC Rating: D
- G.I.A 789 Sq Ft/ 73.30 Sq M
- Shower Room



0207 370 4343

[www.whiteestates.com](http://www.whiteestates.com)

[sk@white-estates.co.uk](mailto:sk@white-estates.co.uk)

176 Old Brompton Road, London, SW5 0BA