



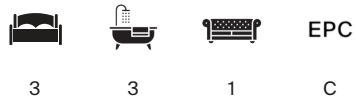
## GLOUCESTER ROAD

South Kensington, SW7



## A THREE BEDROOM APARTMENT WITH A PATIO

A bright three bedroom, three bathroom apartment situated on the ground and lower ground floor of a handsome Victorian period conversion with a concierge.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Leasehold with approximately 990 years remaining.

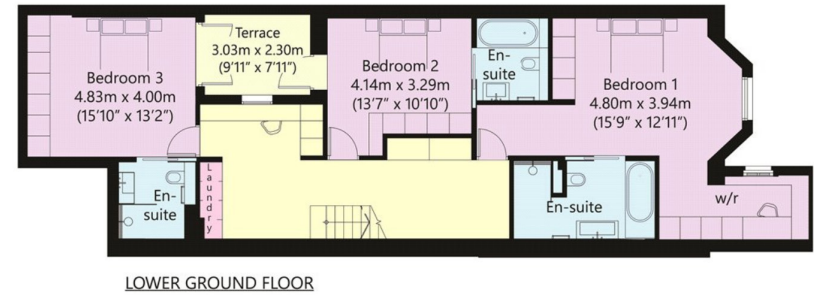
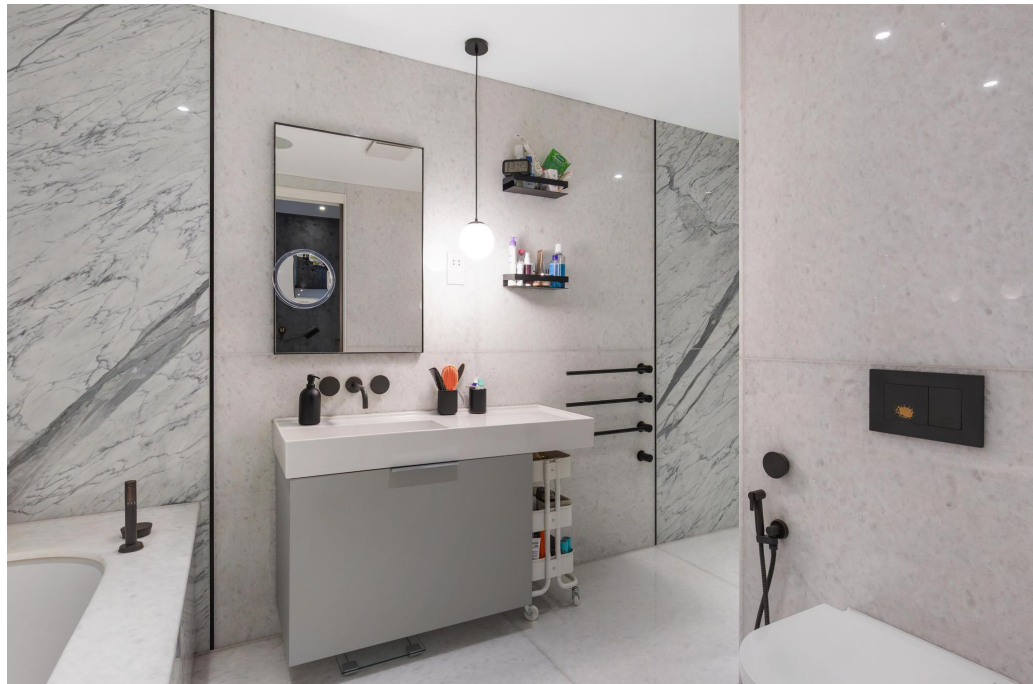
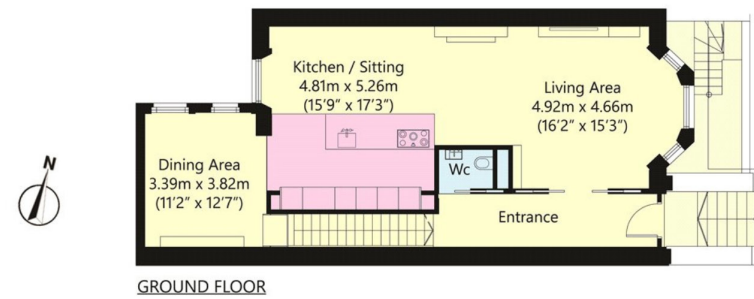
Ground rent: Peppercorn

Service charge: £23,164.60 per annum

**Guide Price: £2,500,000**

Entering on the ground floor, the apartment is offered in excellent order with a grand reception room with a period fireplace, sash bay windows and very high ceilings with original period detail and cornicing. Sitting off the reception room, a modern eat-in kitchen with an island featuring integrated appliances and marble-finished surface tops. There is also a dining room and separate WC on this level.

Downstairs, there is a large principal suite with an abundance of built-in wardrobe storage, sash bay windows and an en suite bathroom. There are two further well-sized double bedroom suites with integrated storage and en suite bathrooms. Both bedrooms have access to a private patio. There is further storage in the hallway and a laundry cupboard on the lower ground floor.



The Arts House, SW7  
 Approximate Gross Internal Area = 201 sq m / 2,165 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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