

LEASEHOLD



Flat (EPC Rating:)

**FLAT 4, 48 EVELYN GARDENS, LONDON,
SW7 3BH**

Price Guide

£1,200,000



2 Bedroom Flat located in London

Welcome to this exceptional two-bedroom apartment, located in the highly sought-after Evelyn Gardens, London. Situated on the first floor of a stunning Victorian building, this property combines classic charm with modern living, offering a bright, spacious, and move-in-ready home.

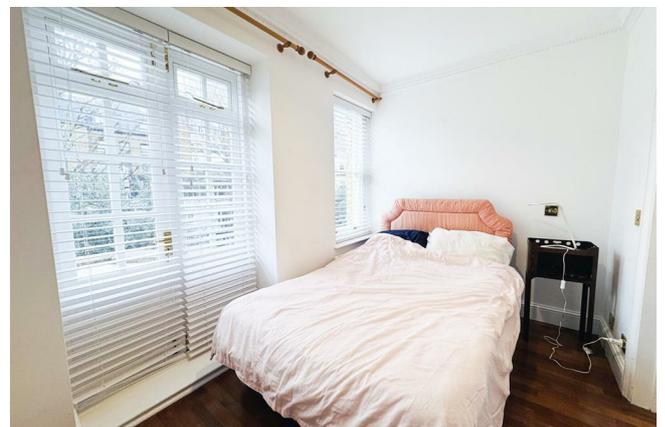
The apartment features two generous double bedrooms, each with its own private en-suite, as well as a separate guest WC. The open-plan lounge and dining area provides a perfect space for entertaining or relaxing, with beautiful wooden flooring and tall Victorian-style windows letting in plenty of natural light.

The modern integrated kitchen comes complete with appliances and ample storage, seamlessly connecting to the living and dining space. Step out onto the private balcony at the rear of the property and enjoy peaceful views – ideal for a morning coffee or evening unwind.

This home is perfect for buyers looking to move straight in, or investors seeking a property with strong rental potential in a vibrant London area.

Location Highlights

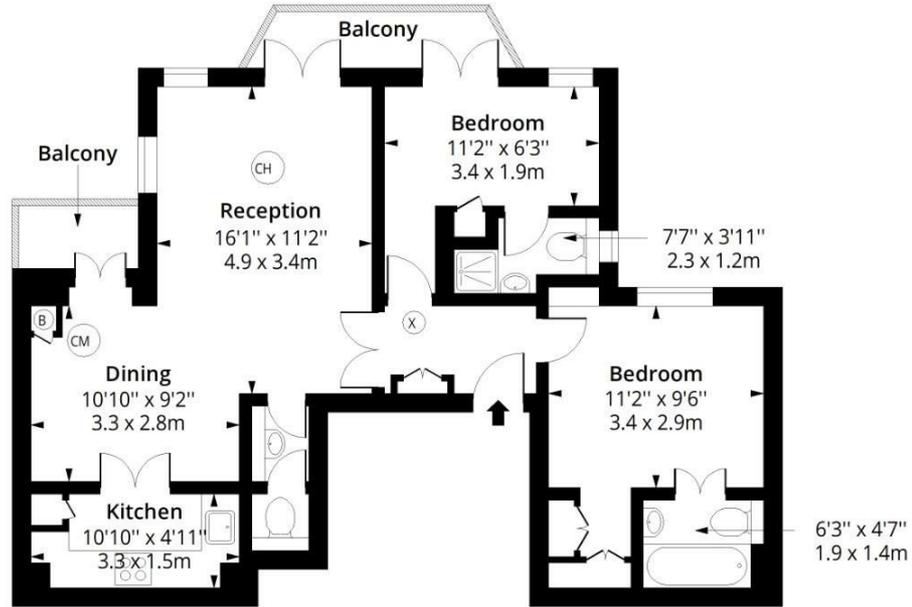
Excellent access to the Underground and bus routes



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Evelyn Gardens, SW7

Approx. Gross Internal Area 692 Sq Ft - 64.29 Sq M
 Approx. Gross Balcony Area 57 Sq Ft - 5.30 Sq M



- (B) : Boiler
- (X) : Fire Alarms
- (CH) : Ceiling Height (2.3m)
- (CM) : Carbon Monoxide Alarm

First Floor
 Floor Area 692 Sq Ft - 64.29 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 12/1/2026

Council Tax Band

G

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

