



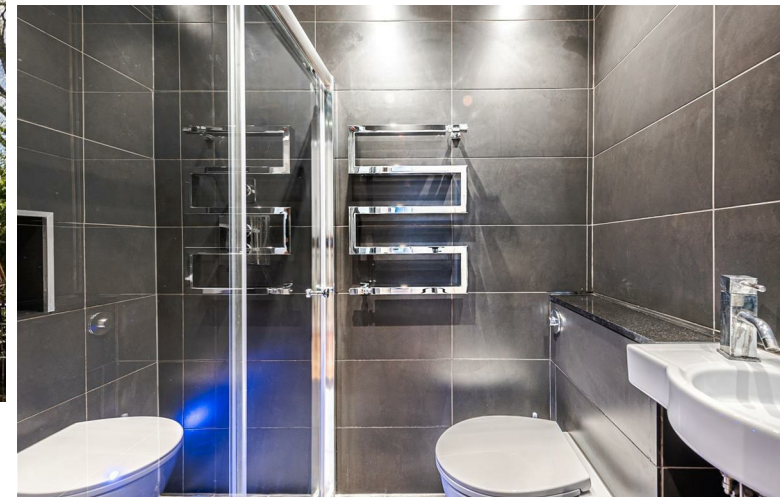
HARRINGTON GARDENS | SOUTH KENSINGTON SW7

AN APPEALING AND SPACIOUS 2 BED GARDEN SQUARE APARTMENT

This appealing and spacious two bedroom apartment is set within a handsome Victorian building with a dual aspect. It is located on the north-west corner of Wetherby Gardens, the communal gardens square. Offering almost 1100 sq ft (100 sq m) of internal space, the apartment represents all one could want in a convenient well planned space plus easy access at the adjacent gate to one of the finest communal gardens (Wetherby Gardens) that South Kensington has to offer. Complemented by two entrances to the raised ground and lower floors the entrance hall leads to a marvellous entertaining space in the form of an interconnected L shape with separate west facing reception room plus a large kitchen and an ample sized dining room; all set to 3 m ceiling height which is ideal for entertaining visitors and enjoying family life to the full! The two spacious bedrooms have extensive fitted storage/wardrobe cupboard space plus there is an additional communal store to the building.

Wetherby Gardens is one of the most magnificent garden squares within the Royal Borough of Kensington & Chelsea. Prized and well-kept, this hidden and attractive ornamental garden of approximately 2 acres in size can only be glimpsed from the external gates, where you can enjoy on entering, the mature trees, beautiful flower beds and open grass, shortly to be in full bloom and surrounded on its perimeter by large period houses (built circa 1880s).





ACCOMMODATION

Two Entrances: Entrance Hall: Reception Room/Kitchen/Dining Room: 2 Double Bedrooms: 2 Bathrooms (one shower room): Extensive Storage

LOCATION

This property is close to a fantastic array of schools, in particular the outstanding rated Bousfield and South Kensington & Gloucester Road Underground (District, Circle & Piccadilly lines). This is a practical, well located and easy access to everywhere conveniently locally apartment.



ACCESS TO WETHERBY COMMUNAL GARDENS



Terms

Price: £1,250,000

Tenure: Share of Freehold

Lease: 999 years from the 25th December 1976

Annual Service Charge: £tbc

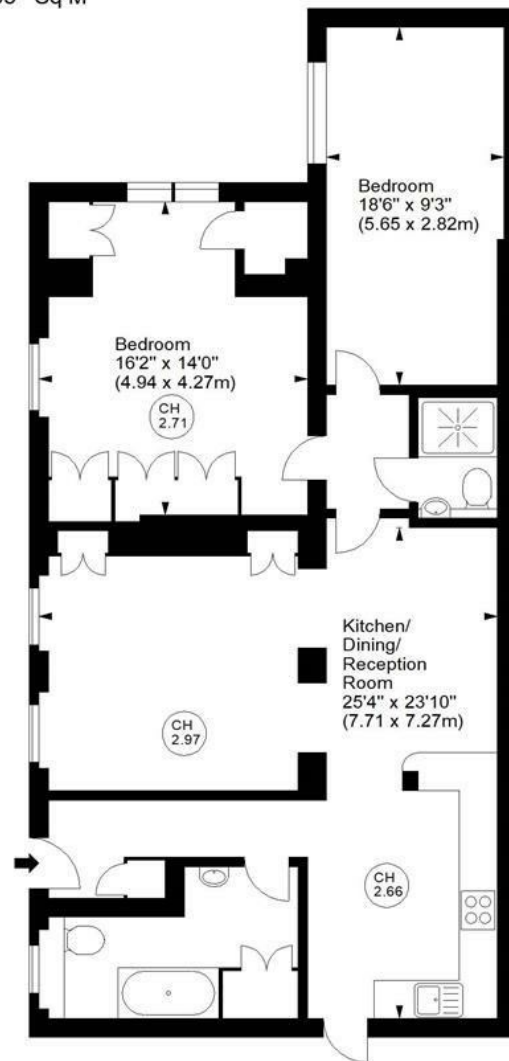
Local Authority:

The Royal Borough of Kensington and Chelsea

Council Tax Band: G

Harrington Gardens, SW7

Approx. Gross Internal Area
1077 Sq Ft - 100.05 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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FEATURES

- 2 Double Bedrooms
- 2 Bathrooms (one shower room)
- Entrance hall
- Reception Room/Kitchen/Dining Room
- Extensive Storage
- Access to Wetherby Gardens Communal Gardens
- Approx G.I.A is 1077 Sq Ft (100.05 Sq M)
- The Royal Borough of Kensington & Chelsea
- EPC Rating: E / Council Tax Band: G
- Furnished or Unfurnished

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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