



A BEST IN CLASS FIRST FLOOR PROPERTY CALL NOW TO ENQUIRE FURTHER

NOT BEEN TO THE MARKET SINCE 1961. Sitting at ideal FIRST FLOOR level, this is a genuinely rare find of a flat with GREAT VOLUME in addition. The ceiling height to the reception is circa 3.75 m, making it feel like an even larger apartment. Not having been available to the market for many years now, this superb property would make an unbeatable place to call home, being one of only a very small number of properties that have uninterrupted outlooks over TWO COMMUNAL GARDENS that the apartment also enjoys access to!

This once in a generation opportunity would appeal to any discerning property purchaser either looking for a special property for themselves or for an investment or who MUST HAVE a first floor property. Currently configured as per the floor plan but with scope to adjust to suit subject to the usual consents, this apartment enjoys a wonderful dual outlook with both east & west orientation/garden facing aspects that are further enhanced by the tremendous and plentiful large French windows, of which this includes a splendid west facing picture window of a bay, with near floor to ceiling, triple French doors overlooking Gledhow Gardens.

To the rear, the dining room and principal bedroom also benefit from a large number of windows, both with door access to one of the largest rear terraces along this row, from which you can enjoy and survey Bina Gardens West. With this in mind you can imagine the property benefits from a considerable amount of natural light throughout the year. Measuring approx. 1052 sq ft (98 sq m) in terms of gross internal floor area encompassing well-sized rooms. Call now to avoid disappointment.





ACCOMMODATION

3 Bedrooms: 2 Terraces overlooking 2 communal gardens the property enjoys access to: Bathroom: Reception Room with French Doors & Bay Window: Fully Equipped Kitchen: Dining Room

LOCATION

Gledhow Gardens is one of the most beautiful garden squares in London and the Royal Borough of Kensington & Chelsea. Well-kept, this hidden and attractive garden of approximately one acre, can only be glimpsed from the external gates, where you can enjoy on entering, the mature trees, beautiful flower beds and open grass, surrounded on its perimeter by large period houses. The apartment is superbly located within a well-regarded row of red brick Victorian properties on a quiet and appealing road with ornamental trees providing beautiful and varied appreciation of the seasons. The building and local area are typified by friendly and welcoming long established local residents and are served by a wealth of facilities and amenities accessible via short distance within close proximity of both Gloucester Road (District & Piccadilly) & South Kensington (Circle, District & Piccadilly) Underground Stations as well as Kensington Gardens & Hyde Park. The property is well positioned within the middle area of the Royal Borough of Kensington & Chelsea.



ACCESS TO GLEDHOW GARDENS AND BINA GARDENS WEST COMMUNAL GARDENS



Terms

Guide Price: £2,000,000

Tenure: Share of Freehold

Lease: 900 + Years TBC

Ground Rent: N/A

Annual Service Charge: £762.80 Per Quarter Approx

Council Name: Royal Borough of Kensington & Chelsea

Council Tax Band: G

Gledhow Gardens, SW5

Approx. Gross Internal Area
1052 Sq Ft - 97.73 Sq M

Key :
CH -



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		
	55	80
England & Wales EU Directive 2002/91/EC		

Not to scale.
Shown at floor level.
Photography / Floor Plans / Lease Plans / EPCs

FEATURES

- Current Internal Accommodation includes 3 Bedrooms, Reception, Kitchen, Dining Room, Bathroom
- 2 Terraces Overlooking Gledhow Gardens & Bina Gardens West Communal Gardens
- 4 Rooms with Doors to Terraces
- One of the Largest Rear Terraces Along the Row
- High Ceilings (3.75 M to Reception)
- Access to TWO COMMUNAL GARDENS Gledhow Gardens and Bina Gardens West
- Recently Redecorated & Overhauled to the Exterior & Interior of the Building
- One Off Opportunity to Create an Ideal Home or Make a Winning Investment
- Close to a Plethora of High End Schools as well as within close proximity of Bousfield School
- Garden Square Lifestyle Living at its Best



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