

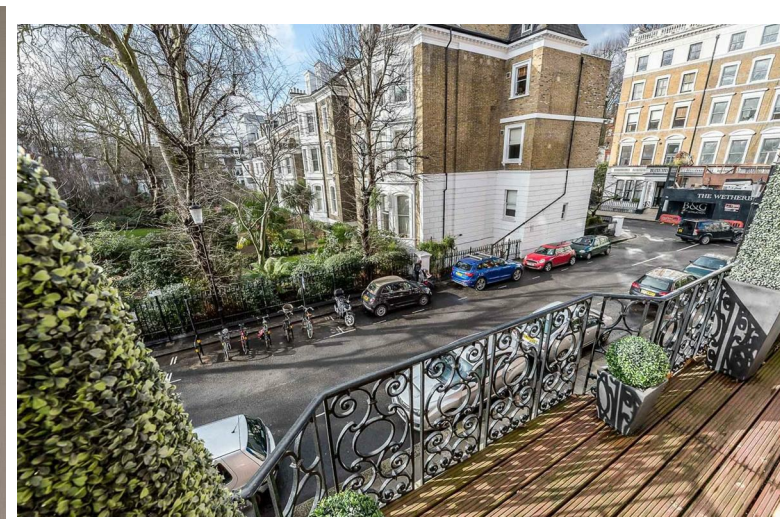


STUNNING FIRST FLOOR APARTMENT

AVAILABLE FOR LONG LET I.E. 1 YEAR MINIMUM TERM. CALL NOW

An exceptional first floor flat presented with a breath-taking east-west aspect with balconies overlooking gardens on both sides. In an ideal location, this flat has been beautifully finished to a high standard, with stunning high ceilings, wood floors, marble kitchen worktop, three bedrooms and three bathrooms (one en-suite). The two larger bedrooms enjoy access to a balcony/terrace overlooking Bina Gardens, both with fitted wardrobes, while the reception room to the west offers 3 French doors leading out to a full-length balcony overlooking Gledhow Gardens. The third bedroom would lend itself to a study or guest bedroom.





ACCOMMODATION

Reception/Dining Room : Kitchen : 3 Bedrooms : 3 Bathrooms : 2 Balconies : Access to communal gardens: EPC D

LOCATION

Gledhow 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 S.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 COMMUNAL GARDEN OUTLOOK ON BOTH SIDES IS A RARE TREAT



Terms

Price: £1,250 Per Week

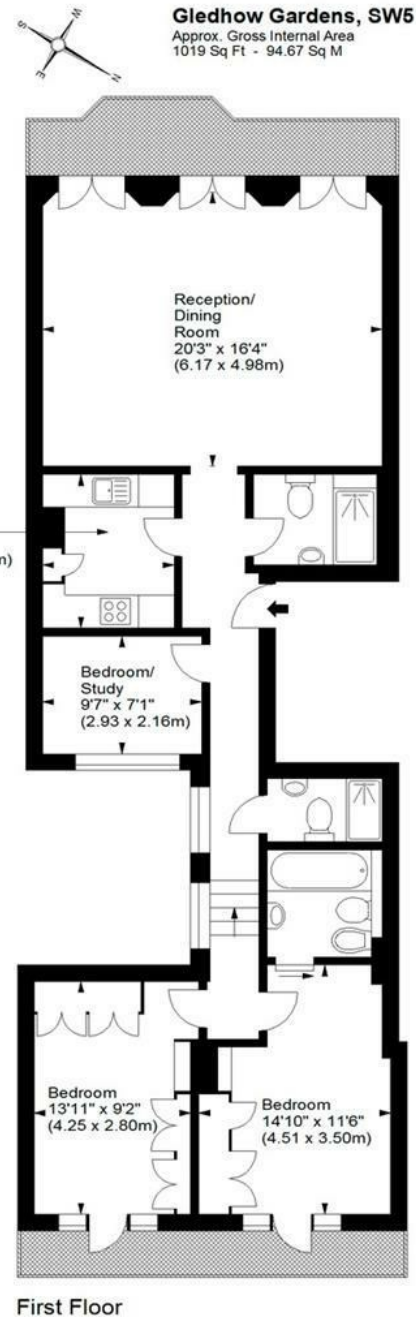
Deposit: £7,500

Local Authority: The Royal Borough of Kensington & Chelsea

Council Tax: Band G for 2022-23 £2,274.12 + Garden Square Supplement

EPC Rating: D

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		
	67	76
England & Wales	EU Directive 2002/91/EC	



FEATURES

- Triple French Doors
- High Ceilings
- Wood Flooring
- 3 Bathrooms
- 3 Bedrooms
- Two Terraces/Balconies
- Prestigious First Floor
- Access to Communal Gardens
- Extensive Storage
- Garden Views to Front & Rear



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