



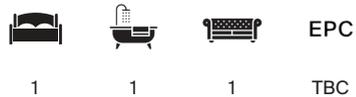
# GLOUCESTER ROAD

London SW7



## A CHARMING THIRD-FLOOR APARTMENT

Located in a handsome period building, this well balanced apartment has an excellent layout.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: D

Tenure: Leasehold with approximately 147 years remaining

Service charge: £5,896.80 per annum, reviewed every year

Ground rent: £125 per annum reviewed every year

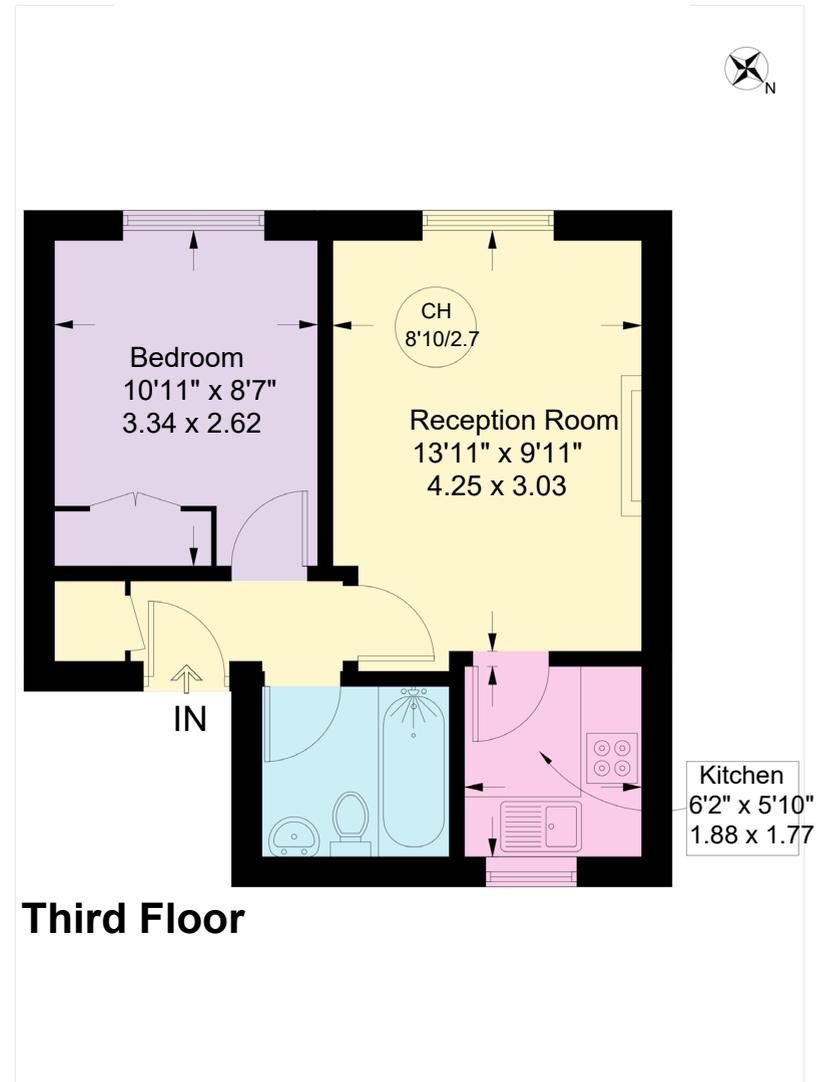
**Guide price: £520,000**

The reception room is positioned at the heart of the flat, with a feature fireplace and a large window providing a calm and welcoming living space with excellent natural light.

The kitchen is arranged separately and forms a functional workspace, positioned conveniently off the main living area.

The bright double bedroom benefits from having fitted wardrobes. A well appointed bathroom and utility-come-storage cupboard completes the accommodation.

Overall, the apartment offers an efficient configuration, generous ceiling heights and an appealing third floor position - an excellent opportunity in one of South Kensington's most central and connected locations.



Gloucester Road, SW7  
Approximate Gross Internal Area = 32.1 sq m / 345 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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