



Collingham Road, London SW5



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An impeccably presented three bedroom apartment, situated on the lower ground floor of a handsome Victorian building with its own paved courtyard, on a highly desirable residential street. This is an exciting opportunity to acquire an impressive residence with high ceilings and an abundance of storage throughout.

Entering on the lower ground floor via a private entrance, a welcoming hallway leads through to a bay-fronted reception room, which is characterised by a striking ceiling height of 3 metres. A well-appointed, beautifully designed kitchen leads off this room, which includes integrated appliances, a smart hob and pristine worktop space.



Asking price: £1,295,000

Tenure: Leasehold: approximately 971 years remaining

Service charge: approximately £7,256 per annum, reviewed every year, next review due 2024

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



The principal bedroom is discreetly positioned towards the rear of the apartment, which is served by extensive wardrobe storage and an en suite bathroom with an elegant finish. Two further good-sized bedrooms are adjacent to the principal suite, both benefiting from integrated storage. Additionally, there is a conveniently located shower and a separate utility room, which is accessible via the hallway.

The property further benefits from the use of undemised vault storage.

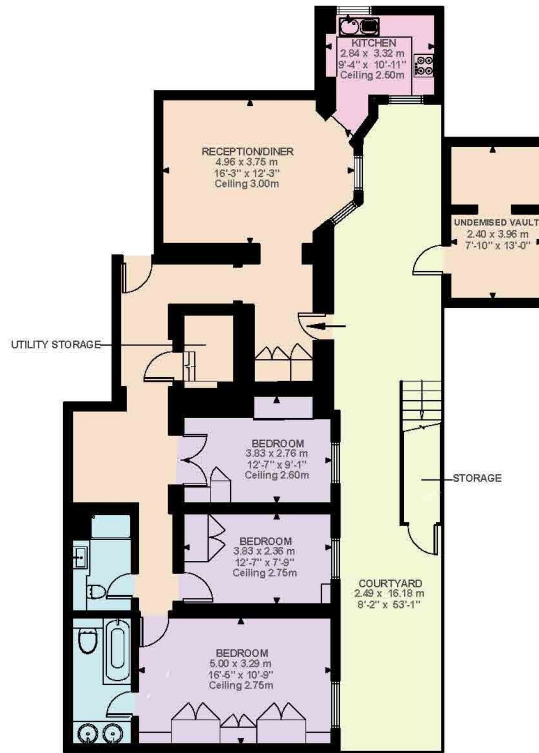
Collingham Road is situated in the prestigious Royal Borough of Kensington and Chelsea, offering its residents the right to apply for a convenient parking permit.

Collingham Road is situated west of Gloucester Road, close to the many excellent shops, restaurants and transport facilities. Gloucester Road tube station is the closest underground station, with access to the Circle and District line and the Piccadilly line.





Collingham Rd, SW5
Approximate Gross Internal Area
104.61 SQ.M / 1126 SQ.FT
(EXCLUDING VALUT & EXTERNAL STORAGE)
VALUT & EXTERNAL STORAGE 12.08 SQ.M / 130 SQ.FT
INCLUSIVE TOTAL AREA 116.69 SQ.M / 1256 SQ.FT



Lower Ground Floor
1126 ft²

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated March 2024. Photographs and videos dated March 2024.
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