



Wetherby Gardens, London SW5



Wetherby Gardens, London SW5

A two bedroom, two bathroom apartment arranged over the top floors of a handsome red-brick Victorian conversion. The property is well presented with a spacious reception room and an open-plan eat-in kitchen with a wine fridge, a gas hob and integrated appliances. There is also a well-sized double bedroom with built-in storage and a bathroom with a shower and heated towel rail.

The principal suite is situated on the second floor with south facing views and an abundance of integrated storage. There is also an en suite with a bath, full-width mirror and heated towel rail.

The top floor has a sun room which would make a perfect home office space, and access to a demised roof terrace with green views over the communal gardens. The property is well arranged over 1,013 sq ft, and has a share of the freehold.

Wetherby Gardens is conveniently between Gloucester Road and Old Brompton Road. It within easy walking distance to the shops, restaurants and amenities the area has to offer.





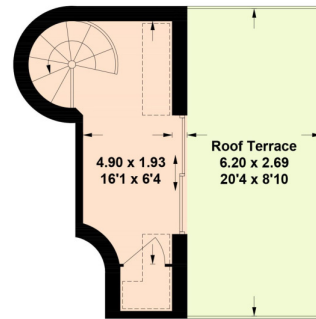




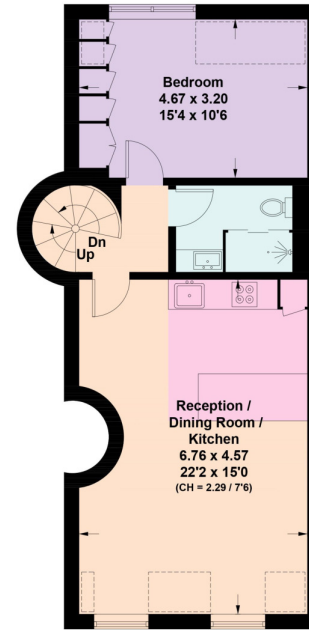
Weatherby Gardens, SW5



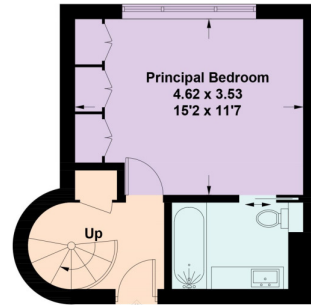
□ = Reduced head height below 1.5m



Fourth Floor



Third Floor



Second Floor

Approximate Gross Internal Floor Area 94.1 sq m / 1,013 sq ft

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.

Knight Frank
South Kensington Sales
160 Old Brompton Road
London
SW5 0BA
knightfrank.co.uk

I would be delighted to tell you more
Rebecca Jane Higgins
020 7871 4115
rebecca.higgins@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2022. Photographs and videos dated My 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.