



Rosary Gardens, South Kensington **SW7**

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A one/two bedroom apartment situated on the raised ground floor of a handsome terracotta brick period building. The apartment is very well presented with a large reception room with very high ceiling heights of 3.4 meters, including original period detail, wooden flooring and southwest-facing sash bay windows. There is a separate well-appointed kitchen featuring integrated appliances with a gas hob.

The apartment has a good-sized double bedroom suite with sash windows enjoying green views and built-in wardrobe storage, off which sits a bathroom including a bath and shower, sandstone tiling and ceiling lighting. There is a spacious bedroom/study to the rear, with direct access to the garden, perfect for entertaining and al fresco dining.

The property benefits from well-appointed storage and high ceilings throughout. The apartment measures to approximately 604 sq ft and has approximately 991 years remaining on the lease with a share of the freehold.

Council tax band: F

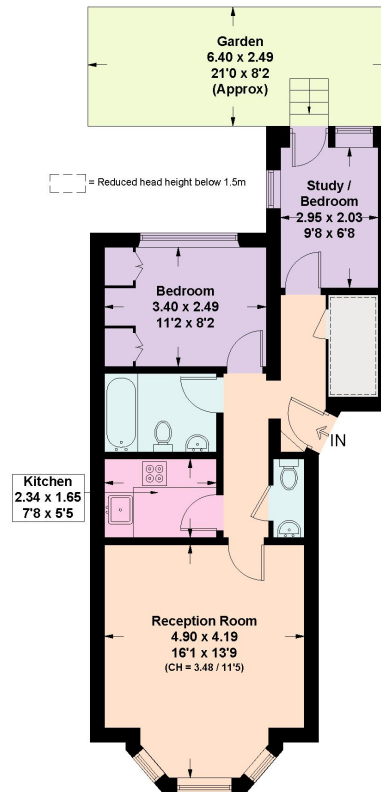
Rosary Gardens is quietly located off the Old Brompton Road and conveniently positioned for the many excellent amenities and facilities to be found along Gloucester Road. Gloucester Road tube station is approximately 480 metres away and the area is very well served by numerous bus routes.





## Rosary Gardens, SW7

Approximate Floor Area = 56.1 sq m / 604 sq ft  
Including Limited Use Area (3.8 sq m / 41 sq ft)



### Raised Ground Floor

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. (ID875464)

**Knight Frank**

**South Kensington**

160 Old Brompton Road

London

SW5 OBA

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Rebecca Jane Higgins

+44 20 7871 4115

[rebecca.higgins@knightfrank.com](mailto: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.

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