



Gledhow Gardens, London SW5



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A bright one bedroom apartment situated on the lower ground floor of a handsome Victorian conversion. The apartment is offered in excellent condition with a voluminous reception room including built-in cupboards and shelving, high ceilings and large sash windows.

There is also an open-plan kitchen, set up beautifully for entertaining with large marble surface worktops and integrated appliances.



Guide price: £800,000

Tenure: Leasehold: approximately 977 years remaining

Service charge: approximately £2,315 per annum, reviewed every year, next review due 2024

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: E

The property benefits from a large double bedroom, an abundance of storage and adjoining dressing room. The main bathroom is beautifully presented, fitted to a high standard including bath/shower, heated towel rail and basin.

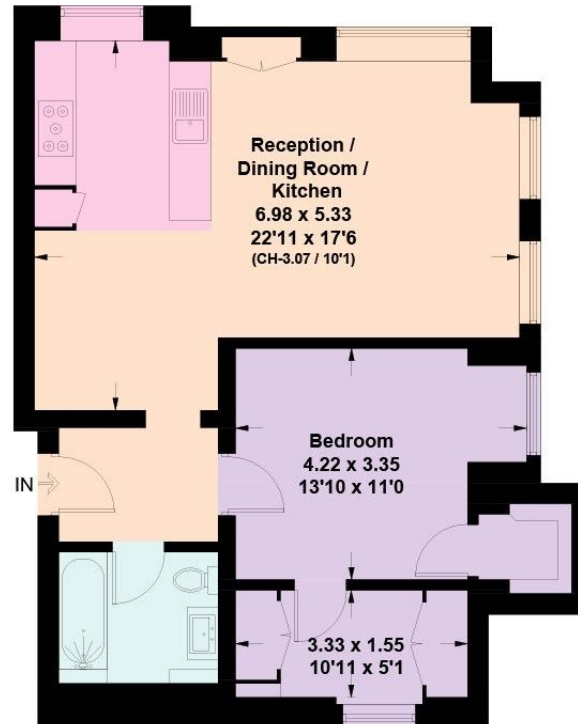
The property also has access to communal gardens.

Gledhow Gardens is within the vicinity of both Gloucester Road and South Kensington underground stations as well as the excellent restaurants and shops the area has to offer.



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Approximate Floor Area = 64.3 sq m / 692 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)



Lower Ground Floor

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 2022. Photographs and videos dated March 2022.

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