



Southwell Gardens, South Kensington SW7

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An immaculate two/three bedroom apartment situated on the first floor of a handsome part stucco-fronted Victorian conversion on a highly coveted residential address in South Kensington SW7.

This presents an exceptional and rare opportunity to acquire a recently renovated apartment with access to an impressive private roof terrace. Upon entering the apartment, a welcoming entrance hall leads through to an impressive, open-plan kitchen/reception room characterised by a feature fireplace, a bay window, ornate cornicing and a striking ceiling height of c. 3.7 meters.



**Asking price:** £2,500,000

**Tenure:** Share of freehold plus leasehold, approximately 971 years remaining

**Service charge:** approximately £6,650 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:** G









This space further benefits from elegant hardwood flooring and French doors that open to an impressive private terrace, perfect for al fresco dining and entertaining. A beautifully designed kitchen seamlessly connects to the reception room, featuring a breakfast bar, pendant lighting, premium integrated appliances, and ample cabinetry/worktop space. Every detail has been carefully considered to ensure both functionality and aesthetic appeal.

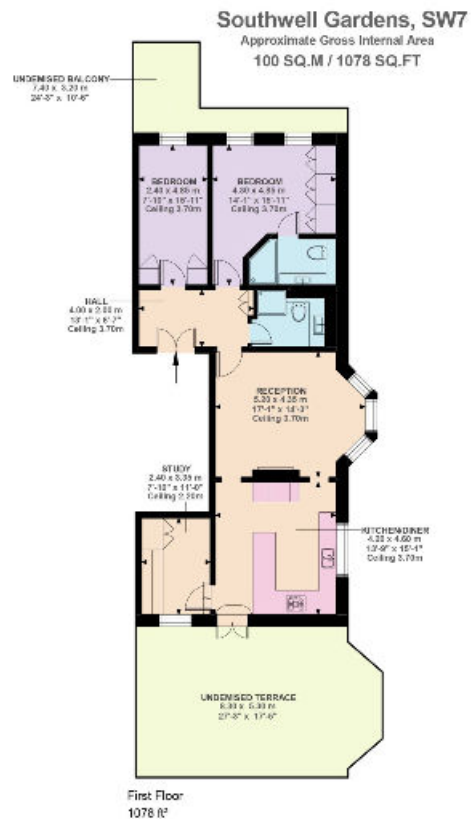
The principal bedroom is positioned at the front of the apartment and served by extensive wardrobe storage and a sleek en suite shower. There is a further double bedroom, a third single bedroom/study, and a separate family bathroom that is conveniently accessible from the hallway.

This exceptional apartment has a well-balanced layout, measuring to approximately 1,059 sq ft and has a long lease, approximately 971 years remaining.









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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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