



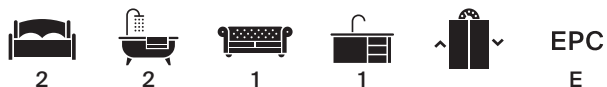
Bina Gardens, London SW5



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A beautifully presented two bedroom split-level apartment situated on the second and third floor of a handsome red-brick Victorian conversion (with lift) on a desirable residential address. This is an exciting opportunity to acquire an impressive residence with wonderful green views over a garden square.

Entering on the third floor, there is a spacious bay-fronted reception room and open plan kitchen including integrated appliances, a gas hob and ample cabitery/worktop space. Every detail has been carefully considered to ensure both functionality and aesthetic appeal. There is also a bathroom on this floor which is accessible via the hallway.



Asking price: £1,200,000

Tenure: Share of freehold plus leasehold, approximately 980 years remaining

Service charge: approximately £4,356.82 per annum (including sinking fund contributions), reviewed every year, next review due 2024

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



The principal bedroom is discreetly positioned upstairs, which is served wardrobe storage and an en suite shower room. A further good sized double bedroom is adjacent to the principal suite, which enjoys an abundance of built-in storage.

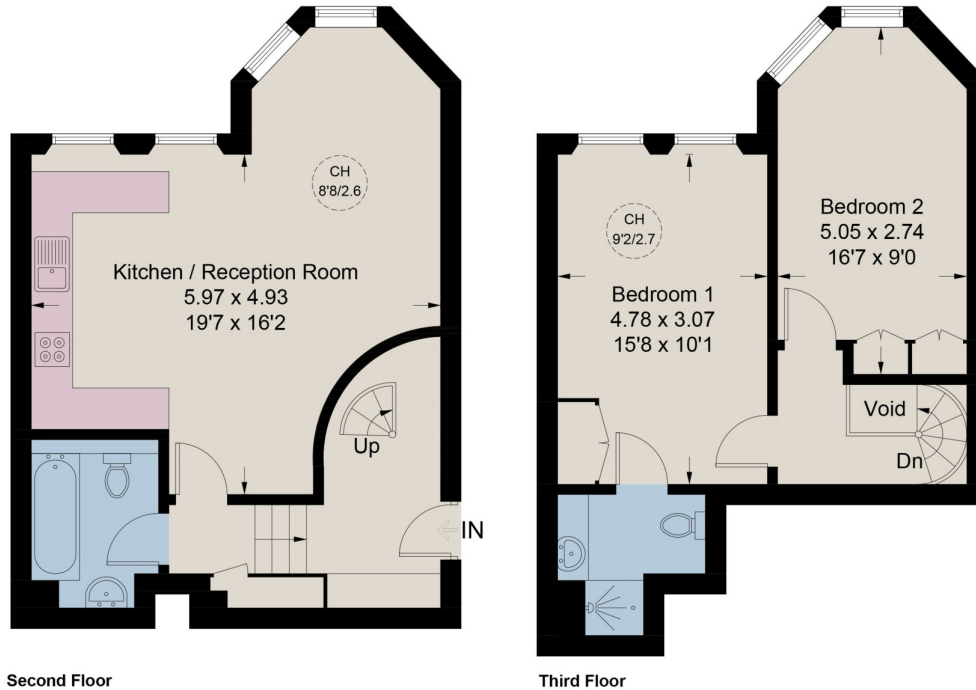
The apartment is well-arranged over 875 sq ft and the added benefit of a share of the freehold with an underlying long lease, with approximately 986 years remaining.

Bina Gardens is situated off the Old Brompton Road and is well located for the many excellent and popular local shops, bars and restaurants that the area has to offer. Gloucester Road Tube station, which has District and Circle lines is a short walk.



Bina Gardens

Approximate Gross Internal Area = 81.3 sq m / 875 sq ft (Including Void)
Including Limited Use Area (0.7 sq m / 7 sq ft)



Second Floor

Third 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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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 December 2023. Photographs and videos dated December 2023.

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