



Gloucester Road, South Kensington SW7



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An elegant three bedroom maisonette arranged on the third and fourth floor of a handsome Victorian conversion situated on a prime address in SW7. The apartment is entered on the second floor and has a wide open staircase, which provides volume, grandeur and charm across all levels. The configuration gives the feeling of a house with the benefits of upper-floor living with light and privacy.

To the front, there is a large drawing room with excellent ceiling heights of 3.05m and an impressive marble fireplace. A large bright kitchen also with a handsome fireplace is connected to the drawing room, perfect for entertaining. The kitchen can also be separated by floor-to-ceiling French doors.



Asking price: £2,250,000

Tenure: Share of freehold plus leasehold, approximately 937 years remaining

Service charge: c. £4,308.50 per annum

Ground rent: c. £50 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G







Upstairs, there are three double bedrooms and a separate shower room. From this floor, there is informal access to an undemised roof terrace with excellent views across London. There is also a family bathroom on the half-landing.

There is a good size dual-aspect study/studio room ideal for working from home on the half landing to the rear between the second and the third floor.

Please note that we have been unable to confirm the date of the next review for service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

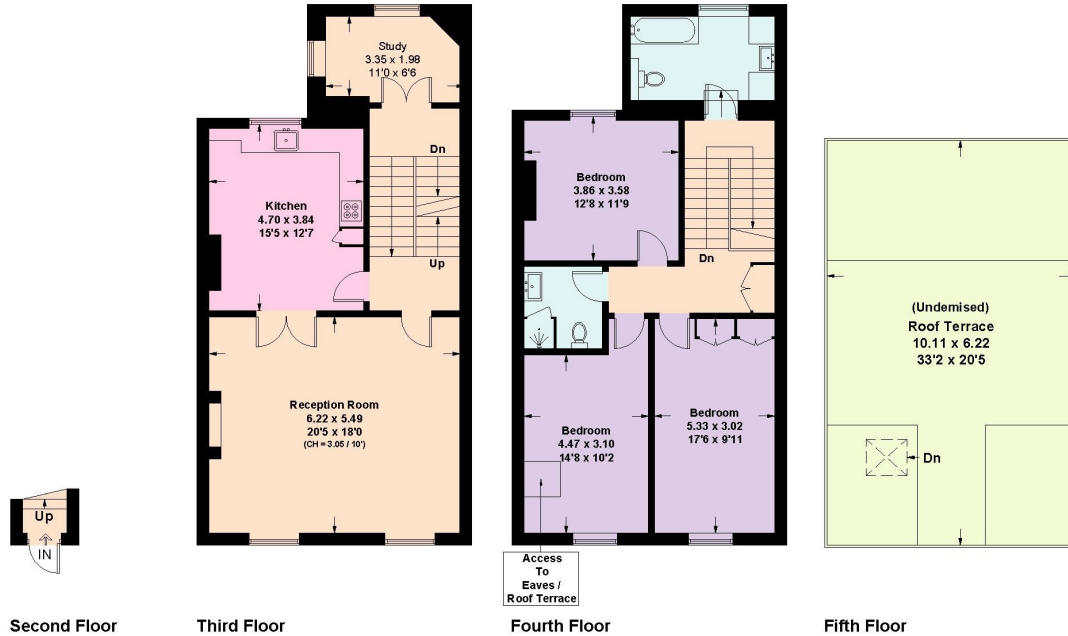


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Approximate Floor Area = 148.5 sq m / 1598 sq ft
Including Limited Use Area (28.4 sq m / 306 sq ft)



 = Reduced head height below 1.5m



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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We would be delighted to tell you more

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