

Gloucester Road, South Kensington SW7



Gloucester Road, South Kensington SW7

An immaculate two bedroom, two bathroom apartment with a paved terrace and concierge, situated on the lower ground floor of a handsome Victorian conversion.

Entering via the lower ground floor, the apartment is presented in excellent order, featuring a spacious triple window reception room, which is characterised by high ceilings, an attractive fireplace and elegant parquet flooring. A beautifully designed, well-appointed kitchen is adjacent to the reception room, which includes integrated appliances, a smart hob and ample worktop space. Every detail has been carefully considered to ensure both functionality and aesthetic appeal.













Asking price: £1,350,000

Tenure: Leasehold: approximately 992 years remaining

Service charge: approximately £11,628.10 per annum, reviwed every year,

next review 2025

Ground rent: approximately £725 per annum

Local authority: Royal Borough of Kensington and Chelsea



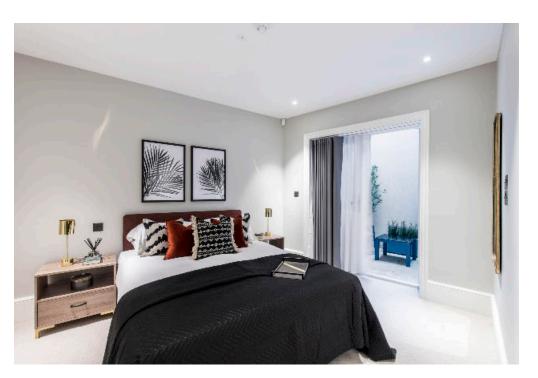


The principal bedroom is discreetly positioned towards the rear of the apartment, which is served by a walk-in wardrobe with extensive built-in storage and an en suite bathroom with an elegant marble finish. A further good-sized double bedroom is adjacent to the principal suite, also benefiting from ample integrated storage and an en suite shower. This bedroom also has the added benefit of direct access to its own paved terrace.

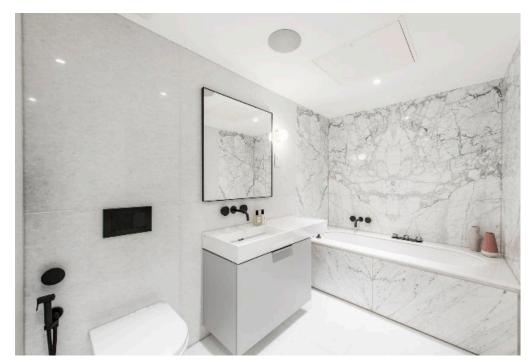
Additionally, there is a guest cloakroom and a convenient laundry room, which is accessible via the hallway. The apartment is well arranged, over 1,244 sq ft, with high ceilings and an abundance of storage throughout.

The property is located off Cromwell Road, where the A4 provides direct access in and out of London. Gloucester Road tube station is nearby, providing easy access to Heathrow Airport, Central London, and the City. Please note that we have been unable to confirm the date of the next review for the ground rent. You should ensure that you or your advisors make your own inquiries.

















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.

Knight Frank South Kensington

160 Old Brompton Road I would be delighted to tell you more

London SW5 0BA Jordanna Mancina

020 3892 3573

knightfrank.co.uk jordanna.mancina@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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated January 2024. Photographs and videos dated December 2018.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP, Knight Frank LLP, is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing, help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.