



Gloucester Road, South Kensington SW7

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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, reviewed 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.





Total Area (approx.) 115 m<sup>2</sup> (1,244 ft<sup>2</sup>)



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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