



Harrington Road, South Kensington SW7



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A superb two bedroom, two bathroom apartment with lift access, situated on the first floor of a purpose-built block in the heart of South Kensington SW7.

Entering on the first floor, there is a bright, welcoming hallway with ample storage. Adjacent to the hallway is an impressive reception room with sleek wooden flooring, which seamlessly connects to a beautifully designed, well-appointed kitchen featuring a breakfast bar, integrated appliances, plenty of cabinetry and pristine worktops. Every detail has been carefully considered to ensure both functionality and aesthetic appeal.



Asking price: £1,100,000

Tenure: Leasehold: approximately 146 years remaining

Service charge: approximately £7,800 per annum

Ground rent: approximately £460 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: F

Harrington Road allows residents to enjoy the vibrant atmosphere and amenities in the area, including an excellent selection of shops, bars, and restaurants.

The property is conveniently situated near the South Kensington Underground Station, which is serviced by the Circle, District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease. Additionally, St Pancras International, directly accessed via the Piccadilly line, facilitates the convenience of international travel, providing seamless connections to various destinations. Motorists will further benefit from rapid access to Heathrow Airport via the A4.





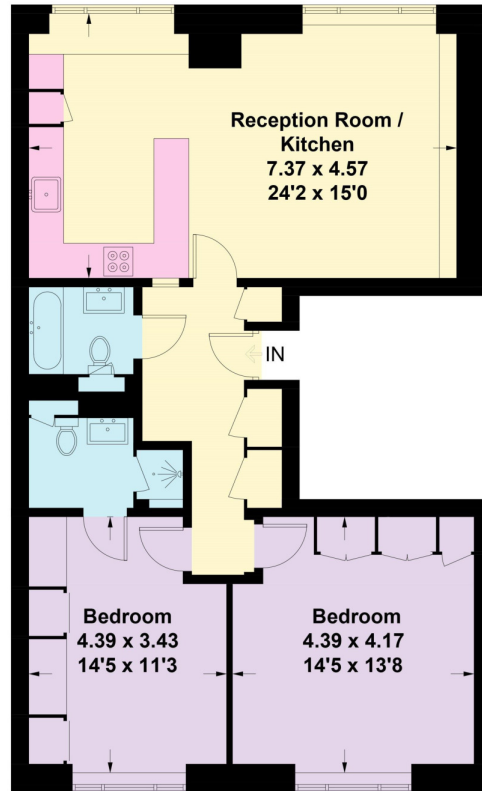
The principal bedroom is discreetly positioned towards the rear, served by extensive wardrobe storage and an en suite shower room. There is a further double bedroom to the rear, with ample storage, and both bedrooms enjoy a south-facing aspect. Additionally, a separate bathroom is conveniently situated in the hallway.

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



Petersham House, Harrington Road, SW7

Approximate Gross Internal Area = 82.7 sq m / 890 sq ft



First 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 July 2023. Photographs and videos dated February 2019.

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