



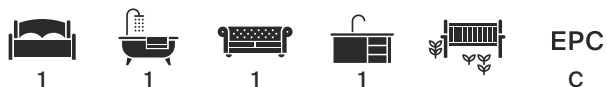
Bina Gardens, London SW5



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A superb one bedroom apartment, situated on the third floor of an attractive red brick Victorian conversion on a quiet residential address in SW5. This presents an exciting opportunity to acquire a delightful residence within the prestigious Royal Borough of Kensington and Chelsea, with residents' access to communal gardens upon application.

Entering on the third floor, a bright, welcoming hallway leads through to an impressive triple-window reception room with wonderful green views of the communal gardens. This space is characterised by a striking ceiling height in excess of c. 3 metres and elegant hardwood panel flooring



Asking price: £1,100,000

Tenure: Leasehold: approximately 969 years remaining

Service charge: approximately £1,616 per annum, reviewed every year, next review due 2024

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: F



A well-appointed kitchen seamlessly connects to the reception room, featuring integrated appliances, a gas hob, ample cabinetry and plenty of worktop space.

A bay-fronted double bedroom is discreetly positioned towards the rear of the apartment, which is served by extensive wardrobe storage and a separate shower room, which is conveniently located in the hallway. The property also benefits from an undemised shared storage room, which can be accessed on the half landing within the communal area.

This wonderfully light apartment is well-arranged over approximately 664 sq ft. The property also has a long lease, with approximately 969 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, SW5
Approximate Gross Internal Area
61.68 SQ.M / 664 SQ.FT



Third Floor
664 ft²

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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I would be delighted to tell you more

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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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