



Rosary Gardens, South Kensington SW7



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An impressive two bedroom, two-bathroom apartment on the lower ground floor of a Victorian conversion on Rosary Gardens.

Access via its own front door, the apartment is presented in immaculate order and measures approximately 857 sq.ft. The accommodation briefly comprises a generous entrance hall, a spacious reception room complete with a feature fireplace and bespoke cabinetry, a separate modern integrated kitchen, principal bedroom with ensuite shower room and a further double bedroom. The property further benefits from access to additional external storage.



**Offers in excess of:** £1,000,000

**Tenure:** Share of freehold plus leasehold, approximately 984 years remaining

**Service charge:** approximately £5,657 per annum, reviewed every year, next review due 2024

**Ground rent:** a peppercorn per annum

**Local authority:** The Royal Borough of Kensington and Chelsea

**Council tax band:** F







Rosary Gardens is very conveniently positioned between Old Brompton Road and Wetherby Place, within close proximity to the local amenities and restaurants.







## Rosary Gardens, SW7

Approximate Gross Internal Area

79.64 SQ.M / 857 SQ.FT

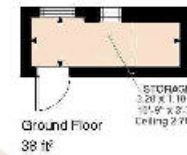
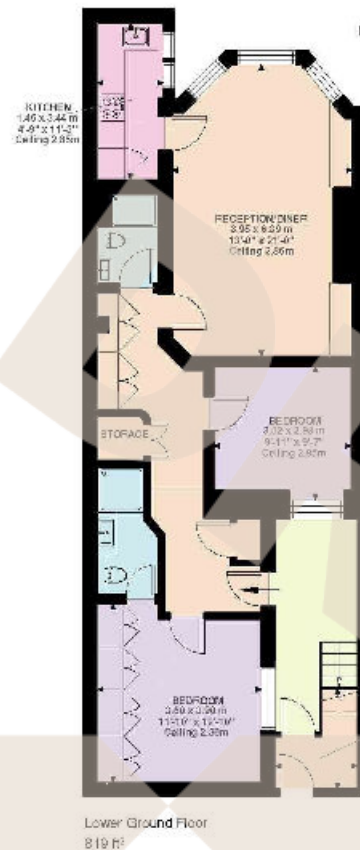
(EXCLUDING OUT STORAGE)

OUT STORAGE 3.09 SQ.M / 33 SQ.FT

INCLUSIVE TOTAL AREA 82.09 SQ.M / 884 SQ.FT

KEY: CH = Ceiling Height

Restricted Head Height



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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Particulars dated November 2023. Photographs and videos dated November 2023.

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