



Evelyn Gardens, South Kensington SW7

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# Evelyn Gardens

## South Kensington SW7

A wonderfully light two bedroom apartment situated on the second floor (with a lift) of a handsome red brick Victorian Conversion building in Evelyn Gardens, SW5.

Spanning 660 sq.ft, the property is presented in immaculate order and briefly comprises a reception room with a wonderful view over Evelyn Gardens and open to the modern fitted kitchen, two bedrooms with fitted wardrobes, a family bathroom and a guest WC.

The flat is offered with a share of the freehold and lift access.



**Guide price:** £975,000

**Tenure:** Share of freehold plus leasehold, approximately 962 years remaining

**Service charge:** approximately per £3,980 per annum, reviewed every year, next review due 2024

**Ground rent:** unknown, please make your own enquiries

**Local authority:** Royal Borough of Kensington & Chelsea

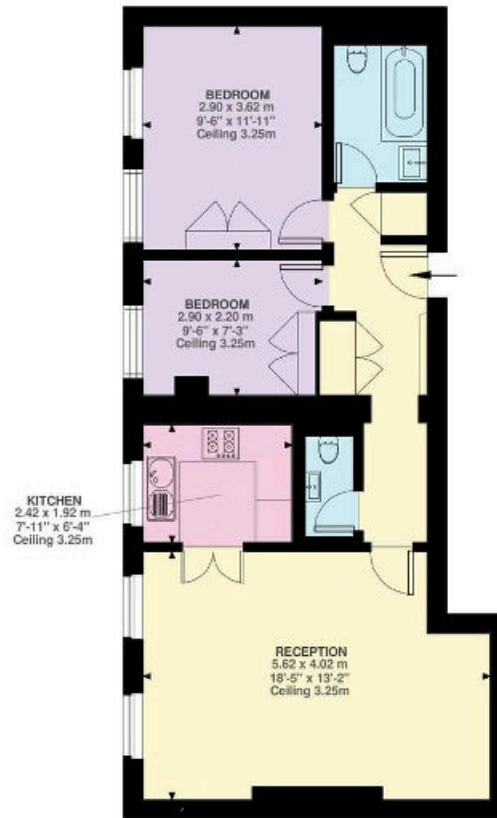
**Council tax band:** G

Evelyn Gardens is a sought-after red brick terrace positioned just north of Fulham Road, within walking distance of South Kensington and Gloucester Road underground station, and conveniently placed for all the shops, restaurants and local amenities.





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.



Second Floor  
660 ft<sup>2</sup>

Evelyn Gardens, SW7  
Approximate Gross Internal Area  
61.28 SQ.M / 660 SQ.FT

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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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