



Bina Gardens, London SW5



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A beautifully presented two bedroom, two-bathroom apartment situated on the first floor of a handsome red brick Victorian conversion building in Bina Gardens SW5. This is an exciting and rare opportunity to acquire a stunning lateral apartment with floor-to-ceiling windows.

The apartment is offered in excellent order, featuring an exceptional four-window wide south-west facing reception characterised by a striking ceiling height of 3.90 meters, including elegant cornicing with original detail.

There is a wonderful balcony that spans the width of the property and French doors that provides access to this delightful space.



Asking price: £2,500,000

Tenure: Share of freehold plus leasehold, approximately 986 years remaining

Service charge: approximately £3,700 per annum

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G

The property has a well-balanced layout, measuring to approximately 969 sq ft and has a share of the freehold with an underlying long lease.

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.

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

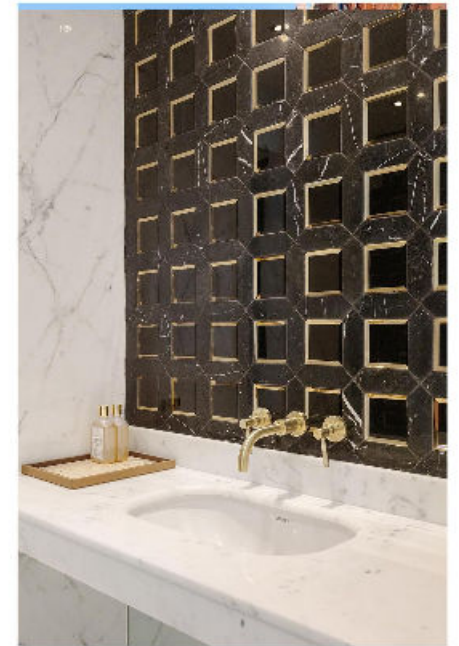




The apartment measures approximately 969 sq ft, and benefits from a pretty green outlook over Bina Gardens from the reception and bedrooms. On entering the property, there is a generous entrance hall which provides access to the wonderfully light reception room that is open plan to a modern fitted kitchen.

There is an impressive principal bedroom with a walk-in wardrobe, an en suite shower room, a further double bedroom, and a family bathroom.





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Approximate Gross Internal Area
90.00 SQ.M / 969 SQ.FT



First Floor
969 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.

Knight Frank
South Kensington Sales
160 Old Brompton Road
London
SW5 0BA
knightfrank.co.uk

I would be delighted to tell you more
Jordanna Mancina
020 3892 3573
jordanna.mancina@knightfrank.com



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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