



Bina Gardens, London SW5



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A beautifully appointed five/six bedroom maisonette with three paved terraces, situated on the raised ground and lower ground floor of a handsome Victorian conversion on a quiet, desirable residential address in SW5. This is an exciting opportunity to acquire a duplex property with an interconnected self-contained apartment with its own private entrance.

Entering on the ground floor, a welcoming entrance hallway leads through to a bay-fronted drawing room adorned with a period fireplace and elegant parquet flooring. This space is characterised by grand proportions and a striking ceiling height, accentuated by ornate cornicing with original detail.



Asking price: £3,495,000

Tenure: Leasehold: approximately 125 years remaining

Service charge: approximately £4,800 per annum, reviewed once per annum, next review due 2024

Ground rent: approximately £1,600 per annum, reviewed every 25 years

Local authority: Royal Borough of Kensington & Chelsea



A well-appointed eat-in kitchen leads off the drawing room, featuring integrated appliances, a gas hob, plenty of cabinetry, ample worktop space and a set of impressive French doors that lead out to a terrace, perfect for al fresco dining and entertaining.

The raised ground floor is also home to a generous-sized double bedroom, offering direct access to the terrace. This spacious bedroom enjoys ample built-in storage and an en suite bathroom illuminated by a skylight.

Additionally, a separate bathroom is conveniently accessible from the hallway

Downstairs are two additional spacious double bedrooms alongside a convenient utility room. These bedrooms offer direct access to a terrace and are both served by extensive wardrobe storage, each with its own en suite bathroom. The lower ground floor grants access to an interconnected, one bedroom, two bathroom, self-contained apartment, which is also accessible through a private front entrance.





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 is also positioned within the prestigious Royal Borough of Kensington and Chelsea, offering its residents the to apply for a convenient parking permit.

The apartment measures to approximately 2,464 sq ft and has a long lease, approximately 125 years remaining.



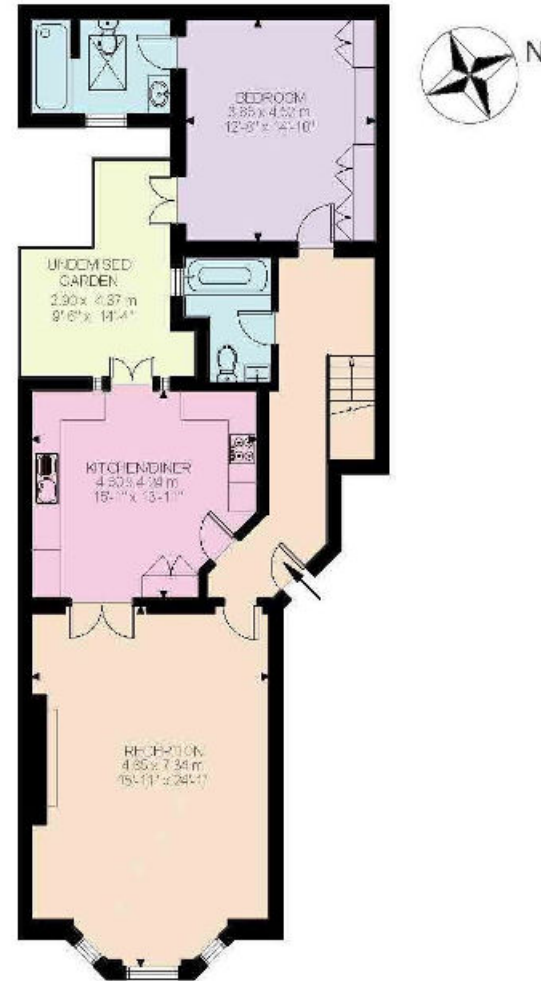
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Approximate Gross Internal Floor Area
228.91 sq m / 2,464 sq ft

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.



Lower Ground Floor
825 ft²



Ground Floor
1029 ft²

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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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