



Ashburn Gardens, South Kensington SW7



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An immaculate three bedroom apartment situated on the first floor of a handsome part stucco-fronted Victorian conversion on a highly coveted residential address in South Kensington SW7. This presents a truly exceptional and rare opportunity to acquire a newly renovated apartment meticulously finished to the highest standards.

Upon entering the apartment, a welcoming entrance hall leads through to an impressive, dual aspect reception room, which is characterised by a contemporary fireplace and a striking ceiling height of c. 3.6 meters.



Asking price: £2,895,000

Tenure: Leasehold: approximately 140 years remaining

Service charge: approximately £4,117 per annum, reviewed every year, next review due 2024

Ground rent: £55 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



This space further benefits from elegant hardwood parquet flooring and three floor-to-ceiling French doors that open out to a full-width balcony, perfect for al fresco dining and entertaining. The ceiling height, along with the dual aspect, creates a wonderful sense of light and grandeur.

A beautifully designed kitchen seamlessly connects to the reception room, featuring a breakfast bar with pendant lighting, premium integrated appliances and ample cabinetry/worktop space. Every detail has been carefully considered to ensure both functionality and aesthetic appeal.

The principal bedroom is discreetly positioned towards the rear of the apartment, which is served by extensive wardrobe storage and a sleek en suite shower. Situated between the reception room and the principal suite, there are two further double bedrooms with ample storage. Additionally, a separate family bathroom is conveniently accessible from the hallway.

This exceptional apartment measures to approximately 1,288 sq ft and has a long lease, approximately 142 years remaining.





Ashburn Gardens is a quiet residential address in South Kensington, situated within close proximity to some of London's renowned landmarks including The Natural History Museum, The Victoria & Albert Museum, Earls Court Exhibition Centre and London's Royal Hyde Park.

The area is home to some of the finest shops, galleries, and dining experiences that London has to offer. The apartment is located approximately 0.2 miles from Gloucester Road Tube Station (Piccadilly, District & Circle Lines) and 0.8 miles from High Street Kensington (Circle & District Lines). Ashburn Gardens is also situated in the prestigious Royal Borough of Kensington and Chelsea, offering its residents the to apply for a convenient parking permit.



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Approximate Gross Internal Area
119.67 SQ.M / 1288 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.

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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 October 2023. Photographs and videos dated October 2023.

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