



Gledhow Gardens, London SW5



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An immaculate three bedroom apartment, situated on the top floors of a beautifully maintained period building. Recently refurbished to a high standard by the current owner, this residence combines modern design with timeless character, complete with a 376 sq ft decked roof terrace benefiting from all-day sun, air conditioning and underfloor heating, ensuring comfort year-round.

Upon entering on the second floor, an elegant staircase leads upstairs to an inviting hallway with a guest cloakroom and floor-to-ceiling Crittall doors. This leads to a spacious, south-facing, open-plan reception room and kitchen area, ideal for everyday living and entertaining.



Asking price: £2,950,000

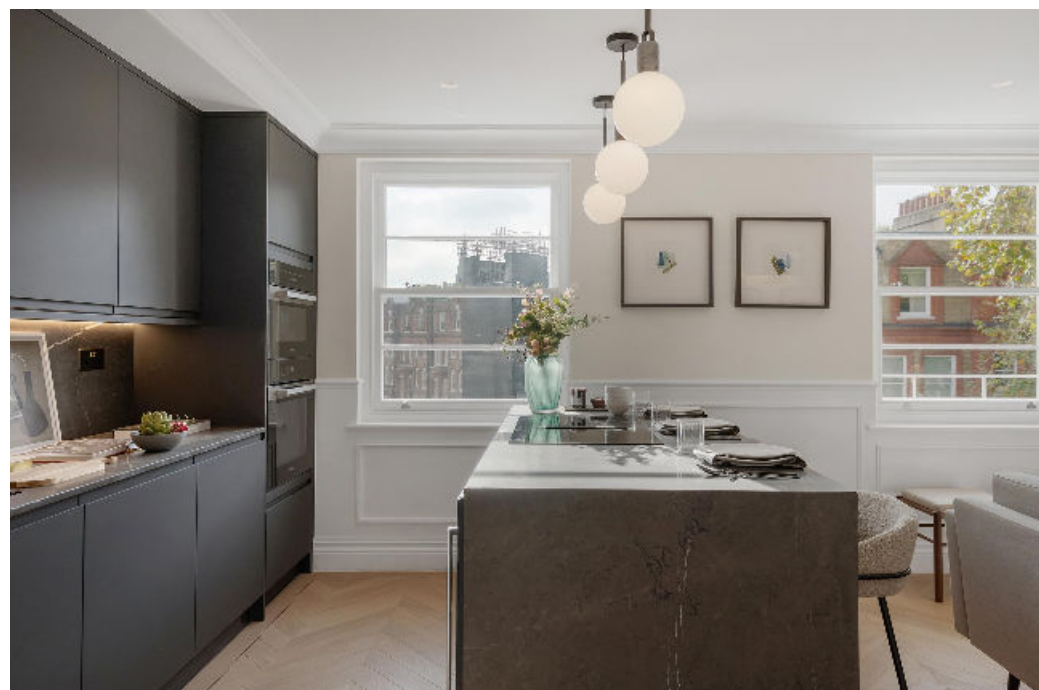
Tenure: •Leasehold: approximately 995 years remaining

Service charge: approximately £2,000 per annum, reviewed every year, next review due 2025

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: E





The kitchen features a breakfast bar with pendant lighting, premium integrated appliances, quality cabinetry and ample worktop space. Every detail has been carefully considered to ensure both functionality and aesthetic appeal.

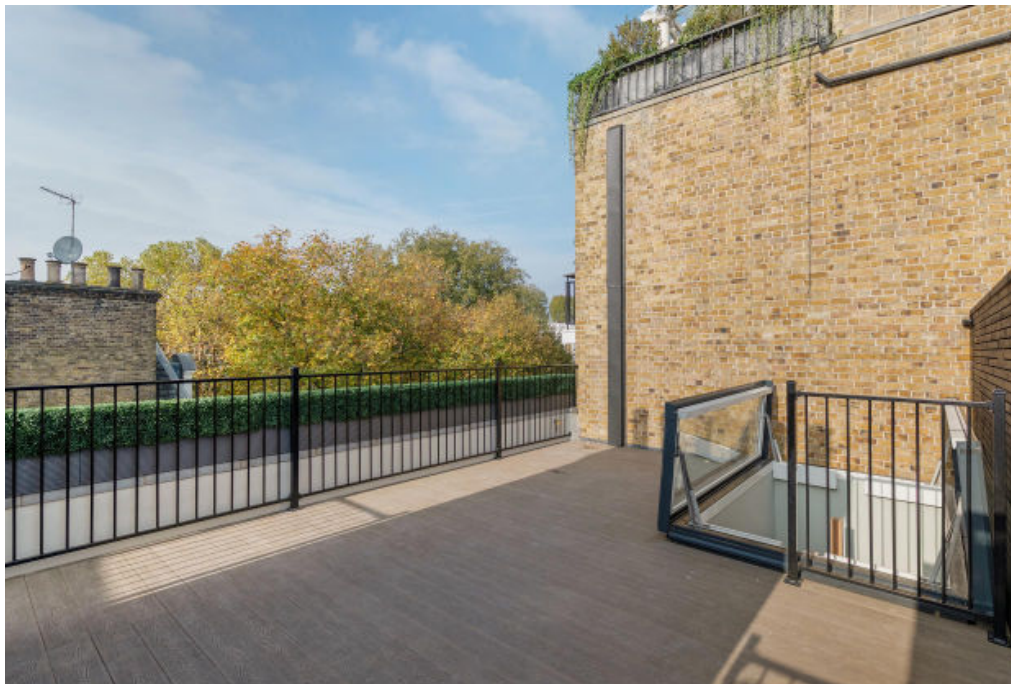
The principal bedroom is discreetly positioned towards the rear of the third floor and is served by extensive wardrobe storage and an en suite with a sleek finish. Adjacent to the principal suite is a further double bedroom with green views and floor-to-ceiling integrated storage.

A self-contained ensuite bedroom is located upstairs, benefitting from ample natural light and generous storage areas. With its pristine condition, exceptional finishes, and well-planned layout, this home offers a blend of elegance and modern convenience.

•The property is currently undergoing an enfranchisement process and has approximately 995 years remaining on the lease. Upon completion of this process, the property will have a share of the freehold.•







Gledhow Gardens is a highly desirable residential street known for its Victorian architecture and charming garden square. Its prime location offers the many amenities of Old Brompton Road, as well as world-famous museums like the Natural History Museum.

The area is well served by a regular bus service, and the property is conveniently situated near Gloucester Road Tube Station, which is serviced by the Circle, District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease.

Gledhow Gardens is situated in the prestigious Royal Borough of Kensington and Chelsea, offering its residents the right to apply for a convenient parking permit.



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Approximate Gross Internal Floor Area

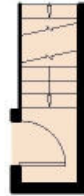
140.00 sq m / 1,507 sq ft

(Excluding Eaves Storage)

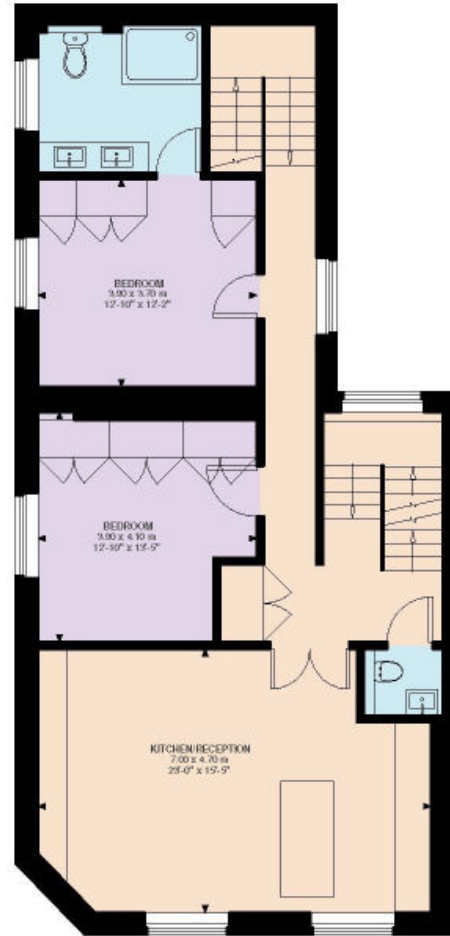
Eaves Storage 11.34 sq m / 122 sq ft

Inclusive Total Area 151.34 sq m / 1,629 sq ft

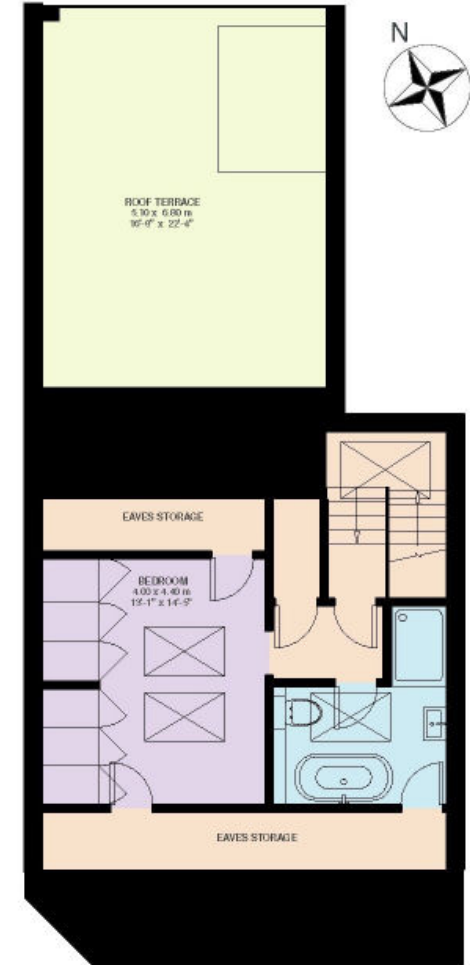
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor
36 ft²



Third Floor
1072 ft²



Fourth Floor
399 ft²

Knight Frank

South Kensington Sales

160 Old Brompton Road

London

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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 2024. Photographs and videos dated November 2024.

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