



Rosary Gardens, South Kensington SW7



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A beautifully presented one bedroom apartment, situated on the second floor of an elegant red brick Victorian building in the sought-after Rosary Gardens SW7. This residence presents a unique opportunity to own a thoughtfully laid-out space in a prestigious area.

Upon entering, an inviting hallway leads to a triple-window reception and dining area, which is characterised by a striking three-metre ceiling height. This well-lit space is ideal for both relaxation and entertaining, complemented by access to a well-appointed kitchen featuring ample cabinetry and integrated appliances.



Asking price: £975,000

Tenure: Share of freehold plus leasehold, approximately 998 years remaining

Service charge: approximately £2,961 per annum, reviewed every year, next review due 2025

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: E



The double bedroom, quietly positioned at the rear of the property, benefits from abundant natural light, ample built-in storage and an en suite bathroom. A sleek bathroom, conveniently accessible from the hallway, completes the layout.

The property further benefits from additional storage on the first-floor half landing.

Rosary Gardens is very conveniently positioned between Old Brompton Road and Wetherby Place, within close proximity to the local amenities, restaurants, Waitrose and the underground stations of Gloucester Road Station (0.2 miles) and South Kensington Station (0.4 miles). The area is also well served by a regular bus service.

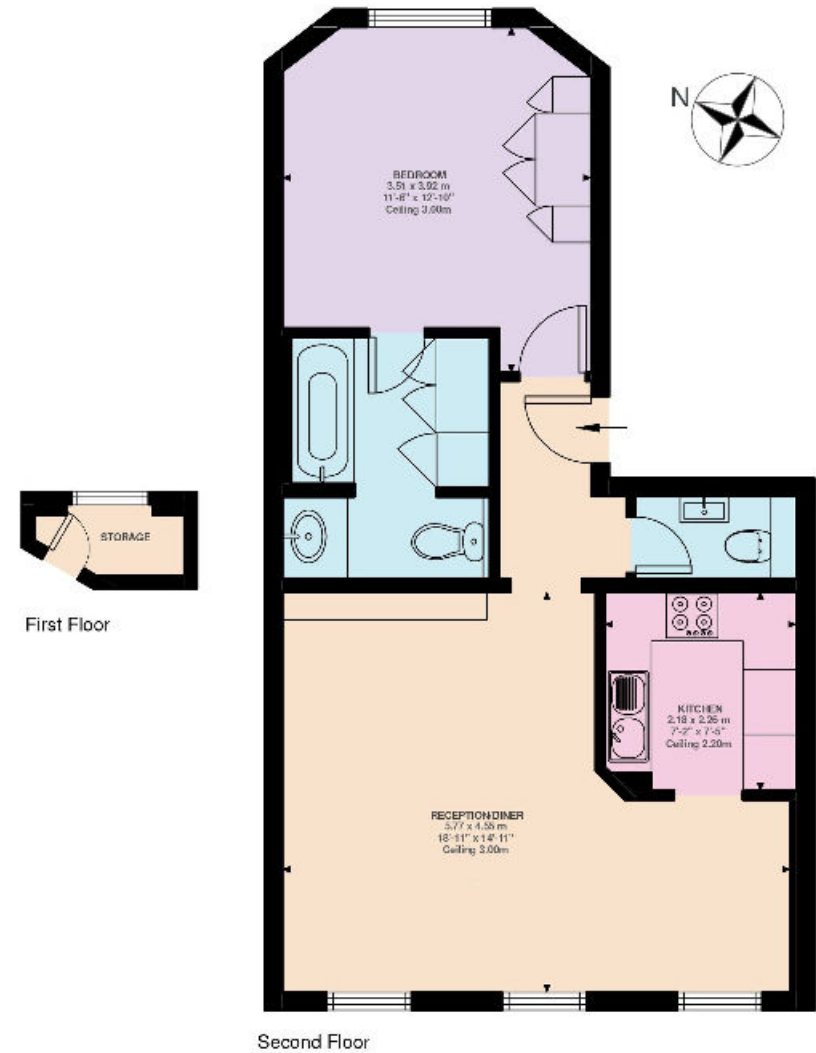
Rosary Gardens is situated in the prestigious Royal Borough of Kensington and Chelsea, offering its residents the right to apply for a convenient parking permit.



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Approximate Gross Internal Floor Area
53.04 sq m / 571 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.



Knight Frank

South Kensington Sales

160 Old Brompton Road

London

SW5 0BA

[knightfrank.co.uk](https://www.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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Particulars dated November 2024. Photographs and videos dated November 2024.

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