



Rosary Gardens, South Kensington SW7



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An exceptional one bedroom apartment situated on the first floor of a handsome red-brick Victorian building on a beautifully quiet and highly desirable residential street in South Kensington SW7. This is an exciting and rare opportunity to acquire a first-floor residence with excellent proportions and access to a balcony.

Entering on the first floor, an inviting hallway leads through to a remarkable reception room, which is characterised by a striking ceiling height of 3.3 metres and three floor-to-ceiling French doors that open out to the balcony, which has a pretty view down Brechin Place.



Asking price: £995,000

Tenure: Share of freehold plus leasehold, approximately 982 years remaining

Service charge: approximately £6,051.44 per annum, reviewed every year, next review due 2025

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



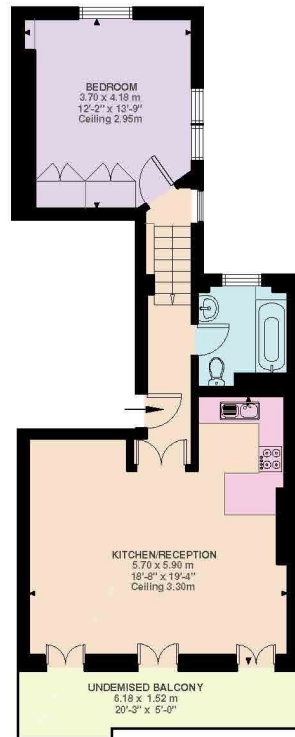
A well-appointed, beautifully designed kitchen leads off the reception room, which is complete with a breakfast bar, integrated appliances, an electric hob and plenty of cabinetry/worktop space. Every detail has been carefully considered to ensure both functionality and aesthetic appeal. The bedroom is discreetly positioned towards the rear of the apartment, which is served by extensive wardrobe storage and a dual aspect, which floods the room with natural light. The bedroom further benefits from views over a quiet mews to the rear of the property. There is also a conveniently located bathroom with a sleek finish, which is accessible via the hallway.

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 Area
56.52 SQ.M / 608 SQ.FT



First Floor
608 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.



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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 March 2024. Photographs and videos dated March 2024.

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