

Rosary Gardens, South Kensington SW7



## Rosary Gardens, South Kensington SW7

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.







**EPC** 

Asking price: £850,000

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

Service charge: approximately £6,051.44 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G

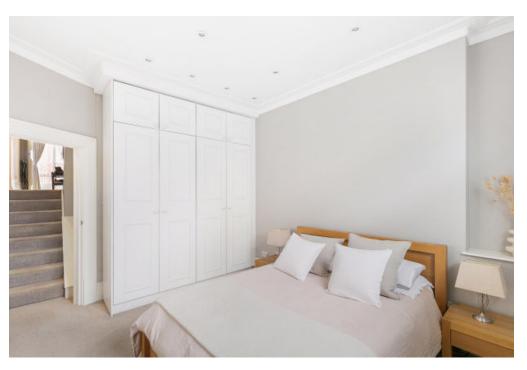




A well-appointed, beautifully designed kitchen leads off the reception room, which is complete with a breakfast bar, integrated appliances, an electric hob and plenty of cabinetry/worktop space. Every detail has been carefully considered to ensure both functionality and aesthetic appeal. The bedroom 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.







## Rosary Gardens, SW7 Approximate Gross Internal Area

56.52 SQ.M / 608 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.

South Kensington 160 Old Brompton Road

Knight Frank

I would be delighted to tell you more

London SW5 0BA Jordanna Mancina

020 3892 3573

jordanna.mancina@knightfrank.com knightfrank.co.uk







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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated March 2024. Photographs and videos dated March 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.