



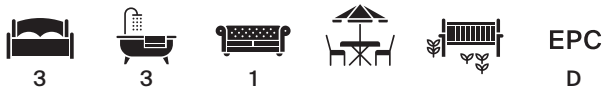
Evelyn Gardens, South Kensington SW7



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An immaculate three/four bedroom triplex apartment with a decked roof terrace, arranged across the second, third and fourth floor of a handsome red brick Victorian building, offering approximately 2,025 sq ft of elegant living space with green views to the front and rear. Occupying a prime position on a prestigious garden square in SW7, this residence showcases a seamless blend of modern convenience with classic design.

Upon entering the apartment on the second floor, a welcoming entrance hall with wardrobe storage leads through to an exceptional south-facing reception room with ceiling heights of 3.17 metres and ample natural light.



Asking price: £3,850,000

Tenure: Share of freehold plus leasehold, approximately 971 years remaining

Service charge: approximately £9,922 per annum (including sinking fund contributions), reviewed every year, next review due 2025

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



Property

The reception room further benefits from impressive floor-to-ceiling French doors that open out to a full-width balcony with green views over the garden square below.

Adjacent is a spacious, contemporary kitchen, equipped with integrated appliances, a breakfast bar and ample cabinetry.

The third floor, contains two well-proportioned double bedrooms, including a large principal bedroom that features a peaceful outlook over the garden square, ample wardrobe storage and a sleek en suite. The second bedroom, adjacent to the principal suite, also benefits from an en suite and an abundance of storage. A separate study is situated towards the rear and provides options for a home office or guest accommodation. A convenient guest W/C completes this floor.

The fourth floor is dedicated to a double bedroom, which is served by extensive wardrobe/eaves storage, an en-suite, and access to a decked roof terrace, perfect for al fresco dining and entertaining.

With its carefully considered layout, refined finishes, and prime location, this exceptional apartment offers a sophisticated urban lifestyle.

Location

Evelyn Gardens is a prime residential garden square located in South Kensington. It consists of a collection of attractive red-brick Victorian buildings within a tree-lined area. Situated between Fulham Road and Old Brompton Road, it offers access to nearby amenities and transport links, including South Kensington and Gloucester Road Underground stations.

The property is within close proximity to cultural landmarks such as the Natural History Museum, Victoria and Albert Museum, and Imperial College London.







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Approximate Floor Area = 188.1 sq m / 2,025 sq ft
Including Limited Use Area (21.6 sq m / 232 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 2024. Photographs and videos dated October 2024.

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