



Barkston Gardens, London SW5

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Entering the apartment on the second floor, there is an inviting hallway with integrated storage and a separate shower room with a sleek finish. The hallway leads through to an exceptional reception room, which is characterised by a striking ceiling height of approx. 3.45 metres and a period fireplace. The space further benefits from floor-to-ceiling French doors that open out to a balcony with pretty views of the garden square below. Off the reception room is a well-appointed kitchen, complete with a breakfast bar, integrated appliances, a modern hob, and ample cabinetry and worktop space.



**Asking price:** £1,650,000

**Tenure:** Share of freehold plus leasehold, approximately 951 years remaining

**Service charge:** approximately £4,829 per annum, reviewed every year, next review due 2025

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** E



A spacious, south-facing principal double bedroom is discreetly positioned at the rear of the property, offering extensive wardrobe storage and an en suite bathroom with a freestanding bath and a separate shower. An additional bedroom is situated at the front of the property, featuring integrated storage and serene green views.

The property has a well-balanced layout and has excellent light and an abundance of storage throughout.

Barkston Gardens is an attractive garden square situated North of the Old Brompton Road and East of Earl's Court Road. The property benefits from the many shops and restaurants this area offers and is within walking distance of Gloucester Road and Earls Court stations.

The area is well served by a regular bus service, and the property is conveniently situated near the Earl's Court tube station (District, and Piccadilly lines) and Gloucester Road tube station (Circle, District, and Piccadilly lines).



## Barkston Gardens SW5

Approximate Gross Internal Floor Area  
87.29 sq m / 940 sq ft (Excluding Storage)

Storage 5.29 sq m / 57 sq ft

Total Area 92.57 sq m / 996 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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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 July 2024. Photographs and videos dated July 2024.

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