



Harrington Road, South Kensington SW7





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An exceptional three bedroom, three bathroom penthouse apartment situated on the seventh floor of Petersham House in SW7, featuring private lift access, a store/gym room, and a wrap-around roof terrace. This remarkable residence offers uninterrupted rooftop views across London and presents a rare opportunity to acquire a luxurious living space in a prime location.

Spanning approximately 2,946 sq ft, this spacious apartment is centred around a grand reception/dining room, perfect for entertaining. Adjacent to the reception room is a contemporary kitchen fitted with an island and integrated appliances and a delightful breakfast room.



**Asking price:** £6,000,000

**Tenure:** Leasehold: approximately 106 years remaining

**Service charge:** approximately £25,698 per annum, reviewed every year, next review due 2025

**Ground rent:** approximately £200 per annum

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

**Council tax band:** H









The principal bedroom is discreetly positioned towards the rear, complete with an en suite bathroom and direct access to the terrace. The principal bedroom further benefits from a spacious dressing room with ample storage. Two additional double bedrooms are towards the rear, both benefiting from en suites. The property includes a unique store/gym room on the terrace, offering versatile space for fitness or storage requirements. The terrace is a perfect space for entertaining and al fresco dining while enjoying uninterrupted rooftop views across London.

Smart technology is integrated throughout the property, ensuring comfort and security. Additional amenities include private lift access and a luxurious hot tub on the terrace.

Please note that we have been unable to confirm the date of the next review for the ground rent. You should ensure that you or your advisors make your own enquires.



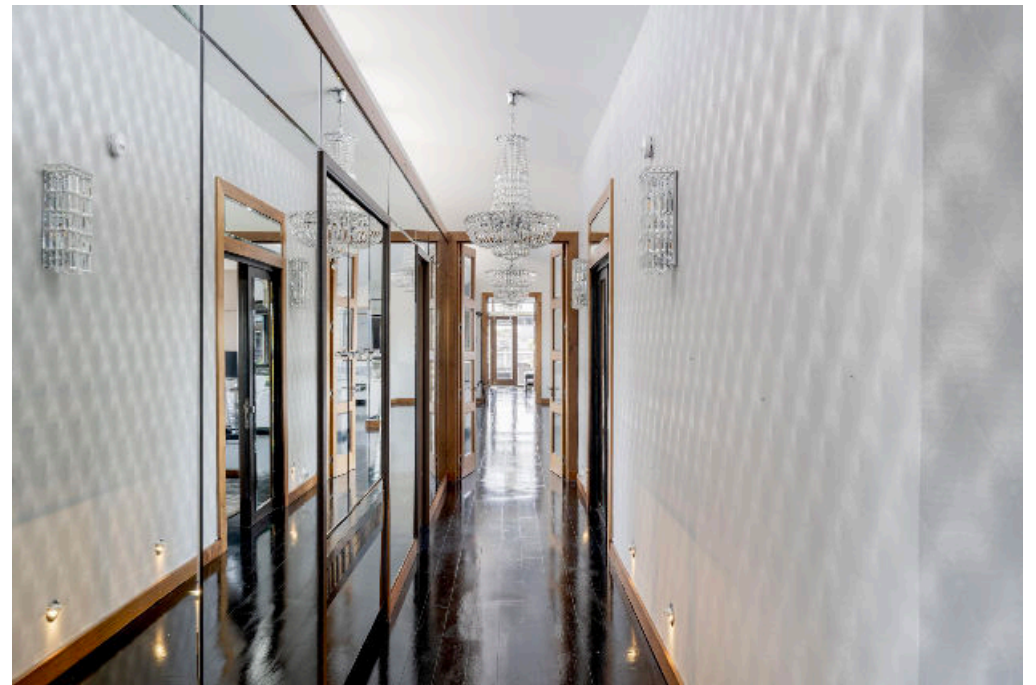




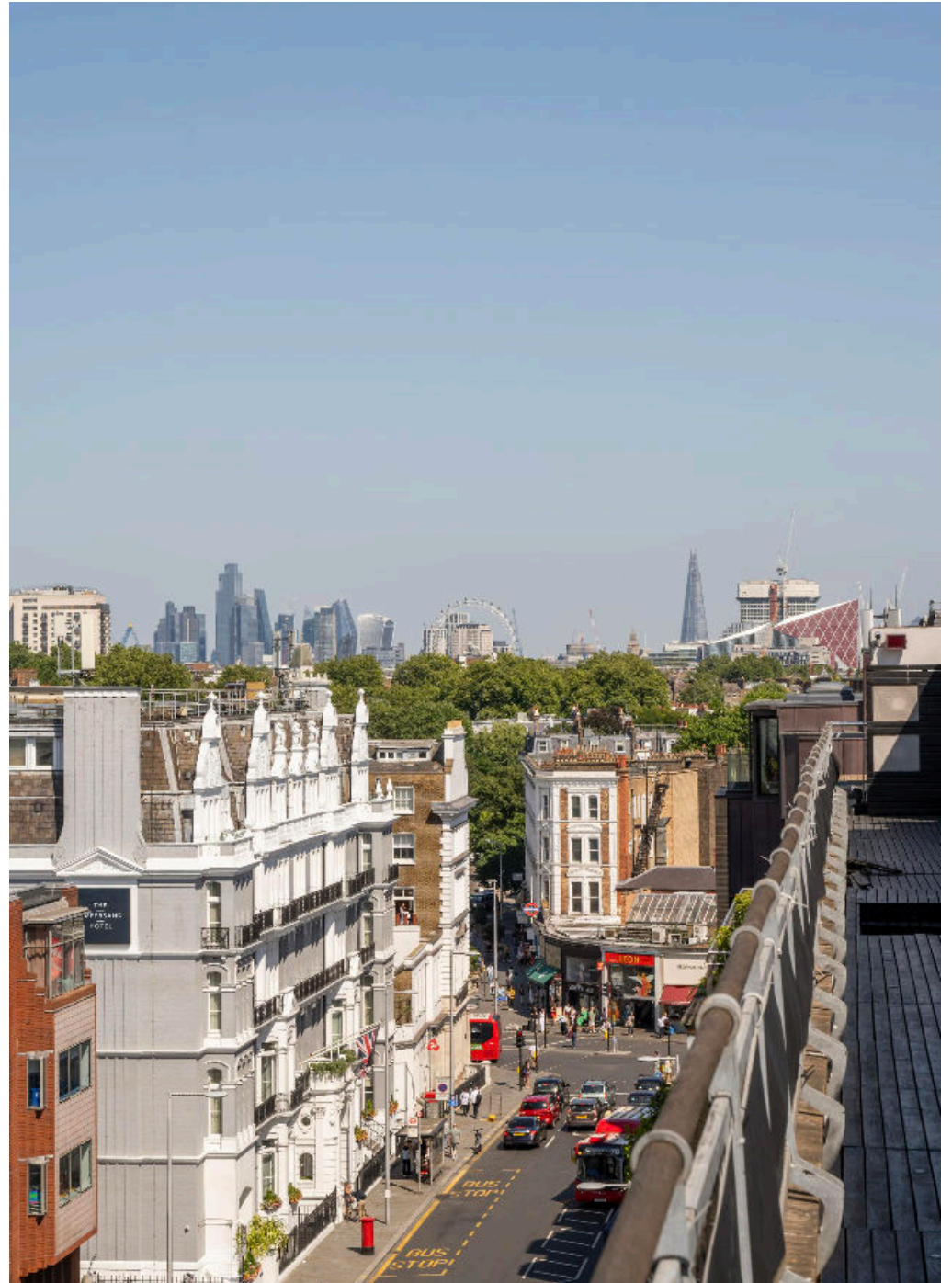




The property is conveniently situated near the South Kensington Underground Station, which is serviced by the Circle, District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease. Additionally, St Pancras International, directly accessed via the Piccadilly line, facilitates the convenience of international travel.







## Harrington Road SW7

Approximate Gross Internal Floor Area

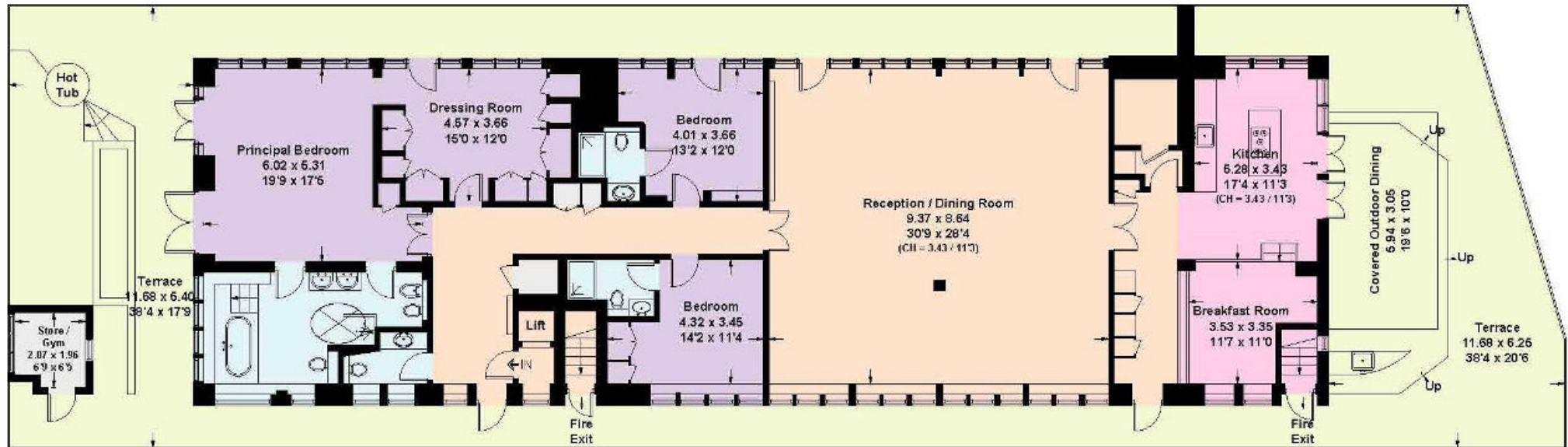
270.0 sq m / 2906 sq ft

Store / Gym = 3.7 sq m / 40 sq ft

Total = 273.7 sq m / 2946 sq ft

Including Limited Use Area (6.9 sq m / 74 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.



### Seventh Floor

Knight Frank

South Kensington Sales

160 Old Brompton Road

London

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[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Rebecca Jane Higgins



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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