



Collingham Gardens, London SW5

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An attractive two-bedroom apartment situated on the fourth floor of a handsome Victorian building on a prime garden square in SW5. The property is well-presented, offering a delightful living experience in one of London's sought-after residential areas.

Entering on the fourth floor, a welcoming hallway through to a spacious reception room. With generous dimensions, this room is perfect for both entertaining and relaxing, featuring wide sash windows that flood the room with natural light.



**Tenure:** Leasehold: approximately 961 years remaining

**Service charge:** approximately £6,000 per annum, reviewed every year, next review due 2025

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

**Council tax band:** E



Adjacent to the reception room is a well-appointed kitchen with integrated appliances and ample worktop space. Its location offers convenient access to the reception area, making it ideal for hosting and entertaining.

The apartment features two bedrooms. The principal bedroom, located towards the front, benefits from large windows and ample wardrobe storage. The second bedroom, is positioned near the entrance and provides flexibility for use as a guest room, study, or additional storage space.

Completing the layout is a bathroom, including a bath and overhead shower. The property further benefits from high ceilings throughout, adding to the sense of space.

Collingham Gardens is a tranquil and highly sought-after garden square, ideally situated just west of Gloucester Road. This prime location offers easy access to an array of shops, restaurants, and excellent transport links.





## Collingham Gardens SW5

Approximate Gross Internal Floor Area

658 sq ft / 61.2 sq m

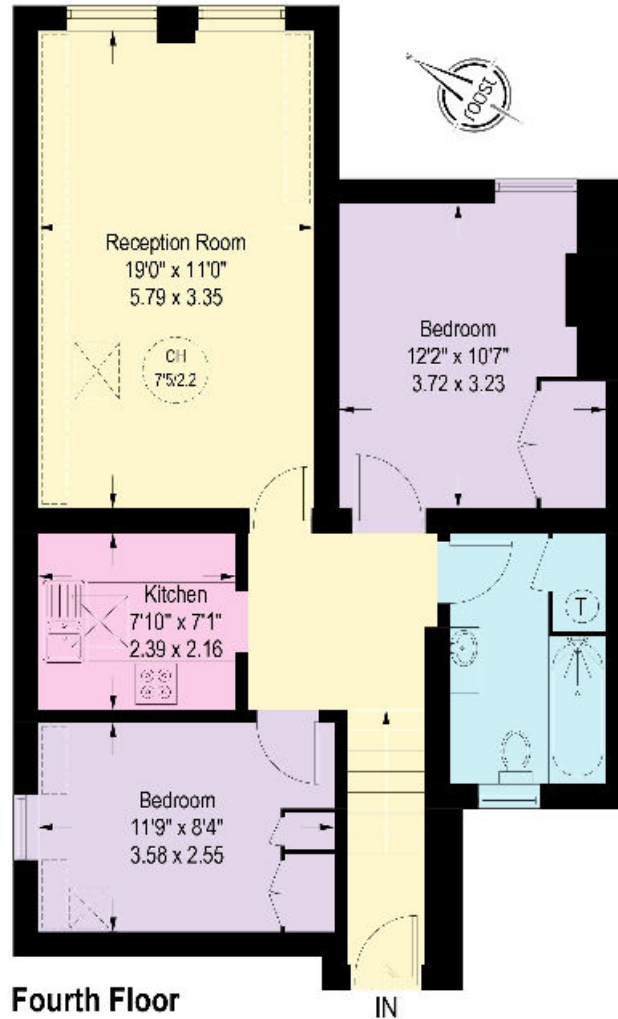
Reduced Headroom

37 sq ft / 3.4 sq m

Total

695 sq ft / 64.6 sq m

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 September 2024. Photographs and videos dated April 2023.

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