



Clareville Grove, South Kensington **SW7**



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Presenting to the market in unmodernised condition, this two bedroom apartment is well arranged over the third floor of a purpose-built period mansion block on a beautifully quiet tree-lined residential street in South Kensington SW7. This is an exciting opportunity to take on a project and renovate a delightful residence situated in a well-maintained building with a lift and ported block management.

Entering the apartment on the third floor, an inviting hallway leads through to a bright and spacious east-facing reception room. Adjacent to the reception room is a separate kitchen. The hallway also benefits from a guest WC.



Asking price: £895,000

Tenure: Share of freehold plus leasehold, approximately 947 years remaining

Service charge: approximately £4,848 per annum, reviewed every year, next review due 2025

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



The principal bedroom is discreetly positioned towards the rear of the apartment and is served by floor-to-ceiling wardrobe storage. A further double bedroom is adjacent to the principal bedroom and a separate bathroom. The property further benefits from shared storage on the lower ground floor which is available to the leaseholders in the building.

Clareville Court is a desirable and well-maintained portered block that is well located for all of the local shops, restaurants, and pubs that the area has to offer. Several well-renowned schools are also conveniently located nearby, such as Our Lady of Victories RC Primary School, Queen's Gate School, The French Lycee, Glendower Preparatory School, and Bousfield Primary School.

The area is well served by a regular bus service, and the property is conveniently situated near the South Kensington Underground Station, and Gloucester Road tube station, which is serviced by the Circle, District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease.



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Approximate Gross Internal Floor Area

63.81 sq m / 687 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.



Third Floor
687 ft²

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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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