



Gloucester Road, South Kensington **SW7**



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An immaculate two bedroom, two bathroom duplex apartment with air-conditioning and lift access, situated on the fourth and fifth floor of a handsome Victorian building. This is an exciting opportunity to acquire an impressive residence with a concierge situated in a prime location in SW7.

Entering on the fourth floor with direct lift access, an inviting hallway with a guest cloakroom and separate utility space leads through to an impressive reception room, which is characterised by an elegant width of three windows and an attractive fireplace.



Asking price: £2,350,000

Tenure: Leasehold: approximately 992 years remaining

Service charge: approximately £13,092 per annum, reviewed every year, next review due 2025

Ground rent: approximately £750 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: C



A dining space and a beautifully designed, well-appointed kitchen lead off the reception room, which includes integrated appliances, a smart hob and ample worktop space. Every detail has been carefully considered to ensure both functionality and aesthetic appeal.

The principal bedroom is discreetly positioned upstairs, and it is served by extensive wardrobe storage and a sleek en suite. A further good-sized double bedroom is adjacent to the principal suite, which also enjoys ample integrated storage and an en suite. This bedroom further benefits from access to its own terrace.

The property is located off Cromwell Road, where the A4 provides direct access in and out of London. Gloucester Road tube station is nearby, providing easy access to Heathrow Airport, Central London, and the City.

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 inquiries.



The Arts House, Gloucester Road SW7

Total Area (Approx) 131 sq m / 1,441 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.



Fourth Floor



Fifth Floor



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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 2018. Photographs and videos dated September 2018.

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