



Harrington Gardens

London, SW7

A superb three bedroom property in this well maintained period block.

Accessed via smart communal parts, this laterally arranged apartment offers a wonderful balance of space. The South facing open plan kitchen/reception room extends to nearly 500sq/ft, centred around a fabulous period fireplace, and benefits from large double doors leading out onto a private patio with views up into the glorious communal gardens.

The principal bedroom has ample built-in storage, a further period fireplace as well as a recently updated en-suite shower room. Two further bedrooms are found off the reception room, and give views onto the private patio, and there is an additional full bathroom as well as superb ancillary storage within the demise. With wooden floor throughout and having been fantastically refurbished by the current owner this peaceful apartment must be viewed to be appreciated.

Harrington Gardens is located just to the North of Old Brompton Road where there are excellent local shops and restaurants, with Gloucester Road and South Kensington tube stations within easy reach.

Asking Price: £1,350,000 Subject to Contract

Tenure: Leasehold (148yrs remaining)

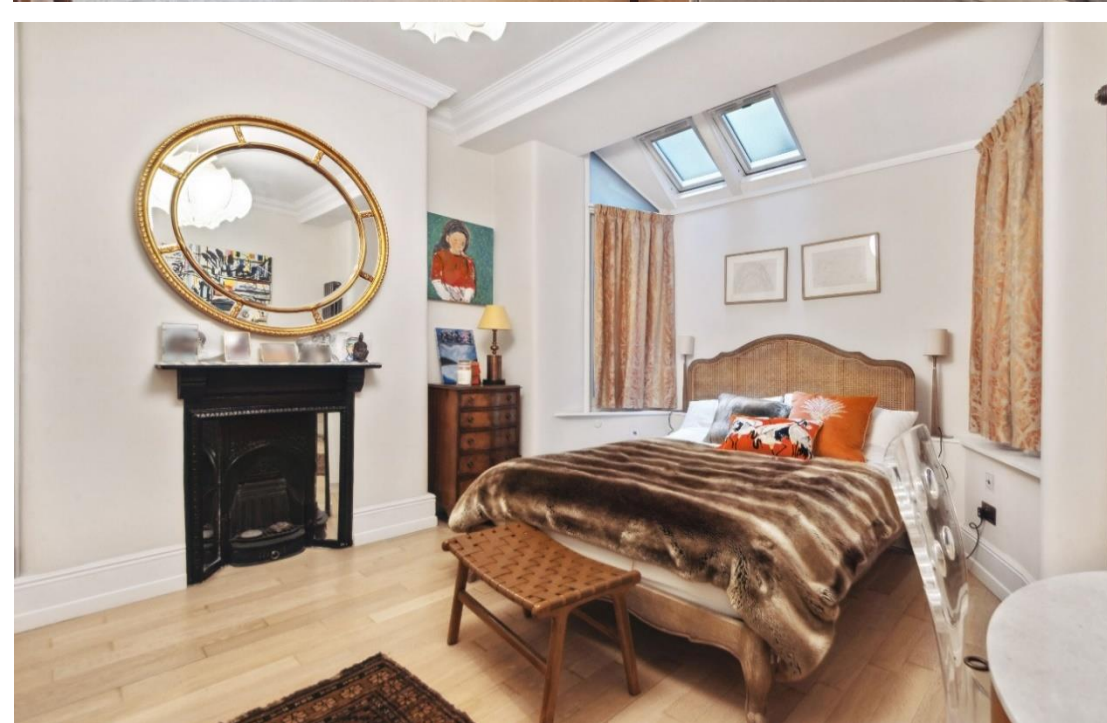
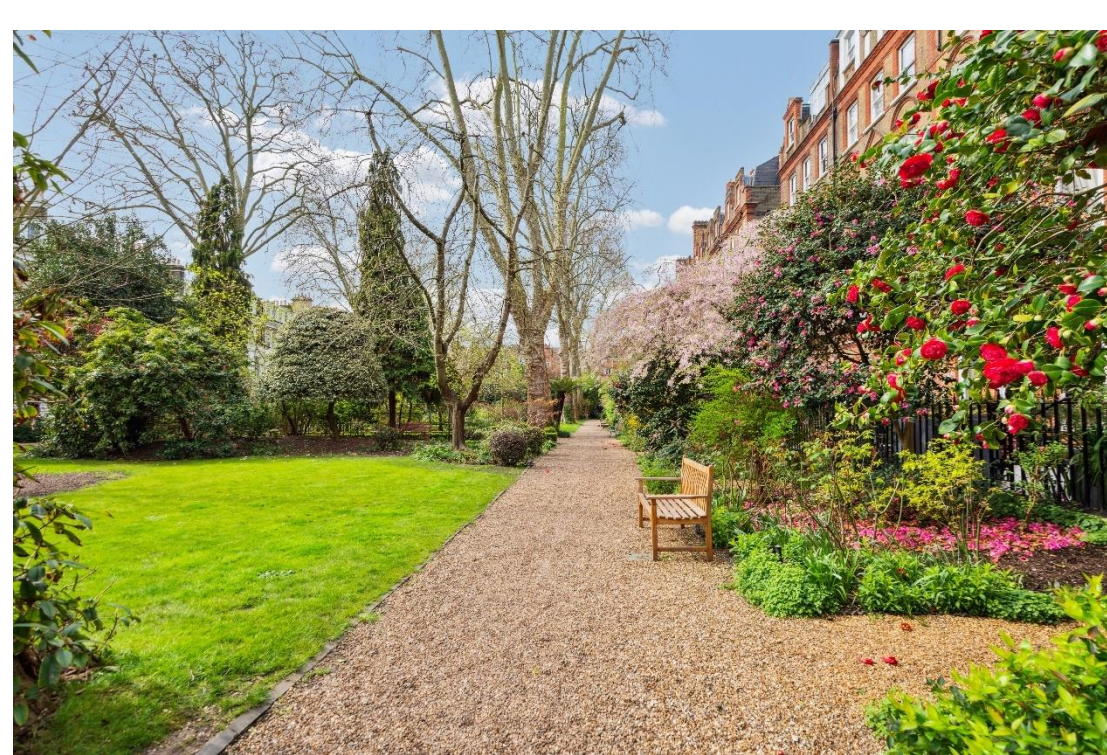
Local Authority: The Royal Borough of Kensington & Chelsea

Council tax band: F

Service Charge: Circa £3,000pa

Ground Rent: peppercorn





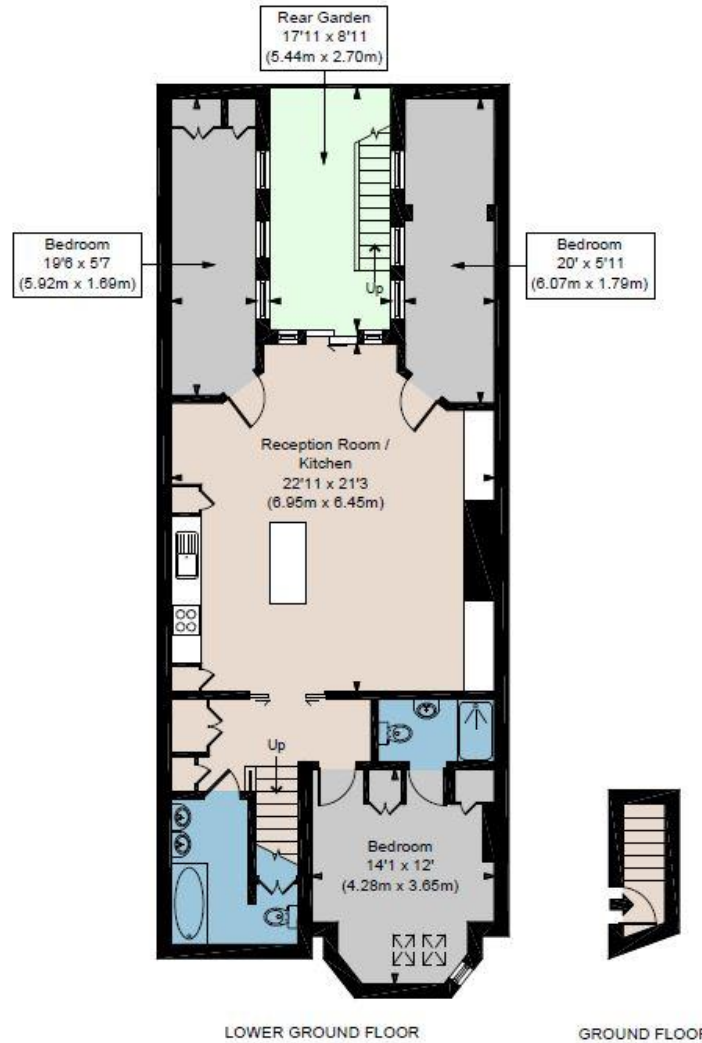
Excellent Condition | Three Double Bedrooms | Communal Gardens | Private Patio

HARRINGTON GARDENS SW7

APPROX. GROSS INTERNAL AREA *
1051 Ft² - 97.59 M²

Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

* As Defined by RICS - Code of Measuring Practice



Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
PROPERTY MARKETING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

