



Flat 4, 12 Wetherby Gardens,

London, SW5 0JW

Laid out over the top two floors of a handsome French Second Empire style terrace conversion, this architectural gem has been meticulously designed bringing both space and light to the fore.

Entered via newly refurbished common parts, one is immediately drawn into the large open plan reception space and kitchen with bright, southerly views. The flexible bedroom space overlooks the wonderful gardens (to which the flat has access) providing perspective at every turn and with the lack of vis à vis, ultimate privacy. Above, the glazed staircase accessing the larger of the two further bedrooms heightens the sense of volume, giving the contrast of sky to the green surrounds. With a further en-suite bedroom with mezzanine office having been sympathetically created in the impressive period mansard, there is no compromise on living space. With wooden floors and ample storage throughout, as well as the benefits of double glazing and built in surround sound, this is one not to miss.

ASKING PRICE: £1,495,000 Subject to Contract

TENURE: Share of Freehold

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band F

SERVICE CHARGE: £3,332 per annum which includes a £1,000 contribution to the sinking fund.





LOCATION:

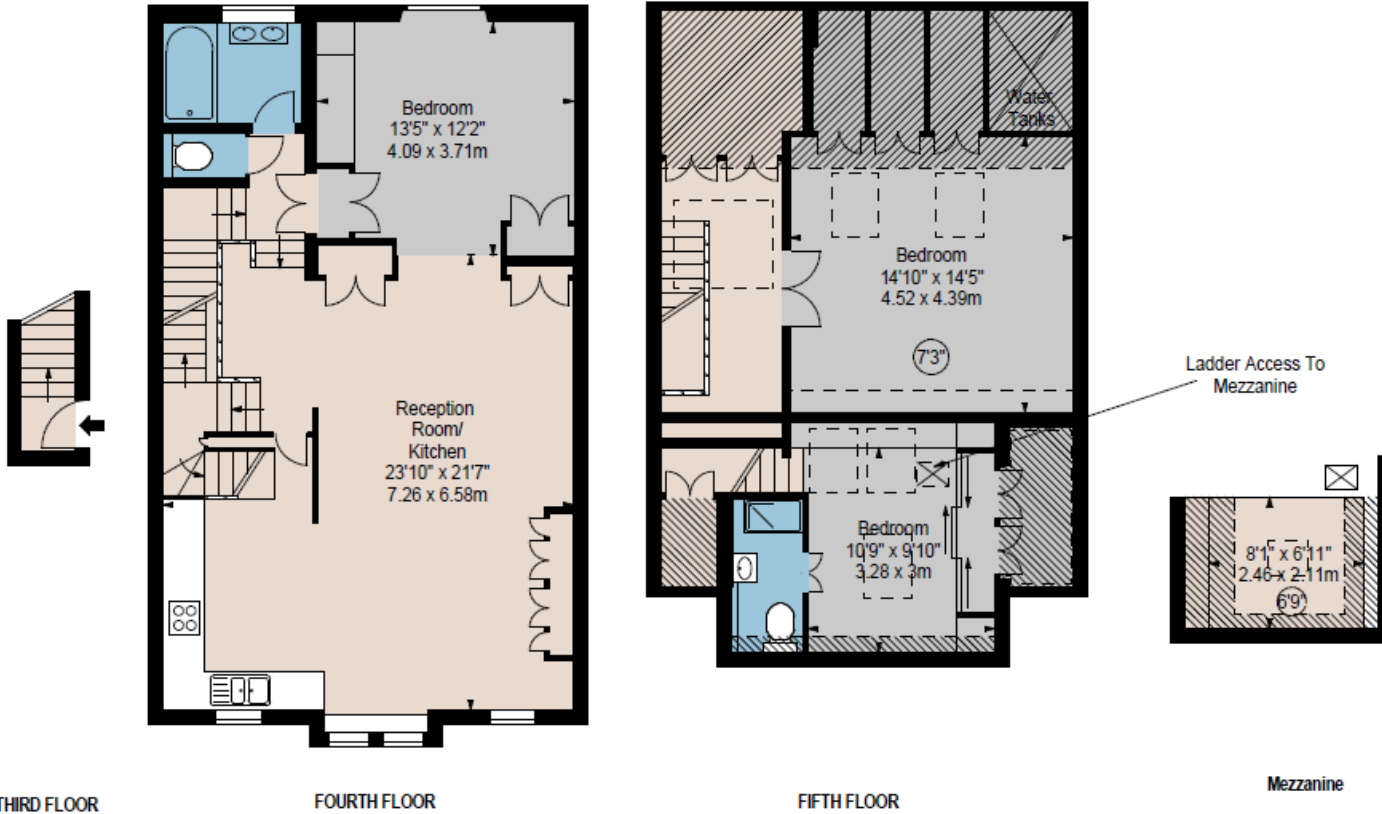
Arguably one of the finest addresses in Kensington & Chelsea, as well as benefiting from access to the gardens that bear its name, Wetherby Gardens is ideally located mere moments' walk from the Gloucester Road which offers a variety of shops, restaurants and cafes as well as excellent transport links that include Circle, District and Piccadilly lines.

Open plan reception room and kitchen | Master bedroom with en-suite shower room and mezzanine level | Two further bedrooms | Bathroom | Ample Storage | Built in surround sound

WETHERBY GARDENS SW5

Approx. Gross Internal Area*
1677 Ft² - 155.79 M²
(Of Which 376Ft² Is Storage)

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



THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

Mezzanine



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	70
(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	



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