



Flat A/S, 53 Stanhope Gardens,

London, SW7 5RF

A well-proportioned apartment on this prime South Kensington square.

Entered via a shared access (with one other flat), this excellent property has a great sense of space and flow and has wooden floors throughout. The large, open plan reception room faces towards the communal gardens, and has superb morning light. The kitchen is modern and well equipped, benefiting from the anticipated appliances as well as a wine fridge and additional storage has been cleverly added so as not to encroach the space. Both bedrooms are good doubles, one with an en-suite shower room and there is also a further family bathroom. Whilst there is access (STTUC) to the communal gardens, there is also a small West-facing patio demised to the property. A versatile and well-presented space which has the flexibility to be an ideal home, rental investment, or London pied-a-terre.

ASKING PRICE: £825,000

TENURE: Leasehold, 119 years remaining

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band G

SERVICE CHARGE: To be confirmed

GROUND RENT: To be confirmed





LOCATION:

Stanhope Gardens is ideally located to make the most of all the area has to offer. Set in between Gloucester Road and South Kensington there are a plethora of shops and restaurants on the door step, as well as excellent transport links both into and out of Central London.

Entrance Hall | Open Plan Reception & Kitchen | Two Double Bedrooms (One En-Suite) | Patio | Access to Communal Gardens (STTUTC)

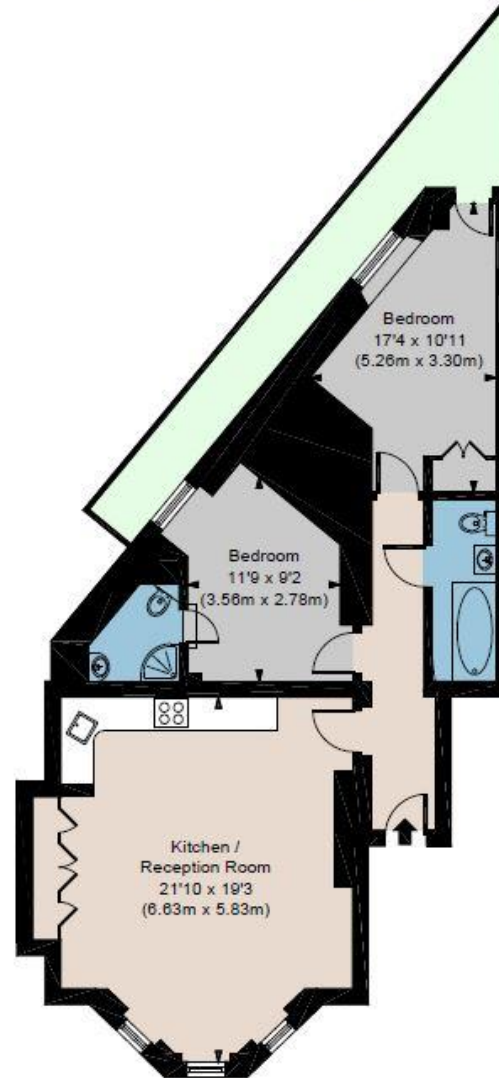


STANHOPE GARDENS SW7

APPROX. GROSS INTERNAL AREA *
828 Ft² - 76.99 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



LOWER GROUND FLOOR

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.

CPCREATIVE
PROPERTY MARKETING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

Winkworth

South Kensington Sales | 020 7373 5052
southkensington@winkworth.co.uk

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