

ROSARY GARDENS | SW7



Winkworth

Flat C, 21 Rosary Gardens,

London, SW7 4NJ

Entered via smart communal parts, this well-proportioned flat offers a superbly efficient use of space. The full width reception room enjoys floor to ceiling triple French doors (with sympathetically reinstated stain glass tops) which open up onto a full width balcony and brings in a huge amount of light, alongside ample space for both living and dining.

The kitchen is fully equipped, with a large window and conveniently located for ease of access to the reception space, with the bedroom and bathroom quietly positioned to the rear of the property, overlooking the attractive and peaceful Dove Mews. With wooden floors in all principle living areas and superb ceiling height throughout, this is an excellent example of how a period conversion should be.

ASKING PRICE: £1,050,000 Subject to Contract

TENURE: Share of Freehold

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band F

SERVICE CHARGE: £3,005 (for 2019) per annum including a £500 contribution to the reserve fund.

GROUND RENT: Peppercorn

****PHOTOS AS PREVIOUSLY FURNISHED****





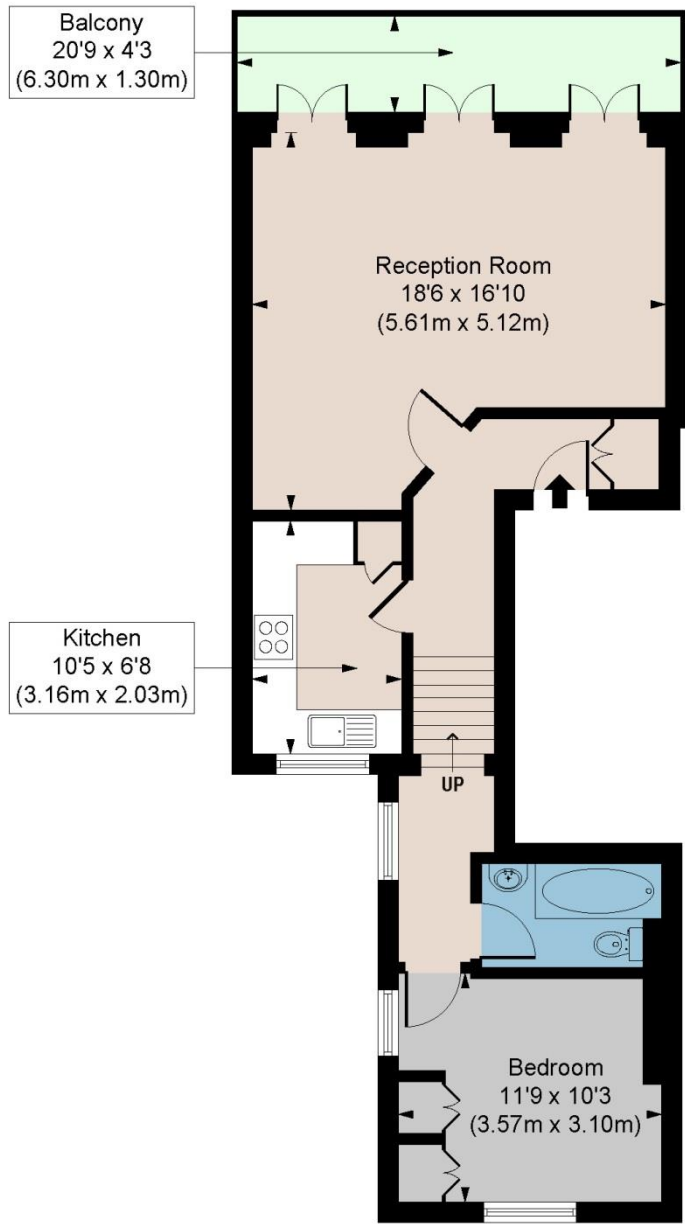
LOCATION:

Set back from the hustle and bustle of South Kensington, but within easy reach of Gloucester Road and it's underground station (Piccadilly, District & Circle lines), Rosary Gardens is ideally located to make the most of what the area has to offer, just moments' from all the shops, cafes and bars for which the area is renowned.

Entrance hall | Reception room | Kitchen | Bedroom | Bathroom | Balcony



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



FIRST 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.

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APPROX. GROSS INTERNAL AREA *
616 Ft² - 57.19 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
(Measurements Taken From Supplied Plans)



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