



51, Barkston Gardens

London, SW5 0ES

A grand, lateral, raised ground floor flat in need of modernisation on this prime garden square.

This large, raised ground floor flat is situated on the south side of Barkston Gardens. In need of refurbishment and spanning in excess of 1,300sqft, the new owner is able to come in and create a superb three bedroom flat whilst keeping some of the original features and ceiling heights of circa 3.7m high ceilings.

Barkston Gardens is very well located for the amenities of both Gloucester Road and Earls Court. The nearest station is Earls Court Underground Station; for the Piccadilly and District lines. Motorists will find straightforward access to the A4 for a fast route into central London and to the M4, M25 and the West.

Asking Price: £1,500,000 Subject to Contract

Tenure: Share of Freehold

Local Authority: The Royal Borough of Kensington & Chelsea

Service Charge: TBC

Ground Rent: Peppercorn





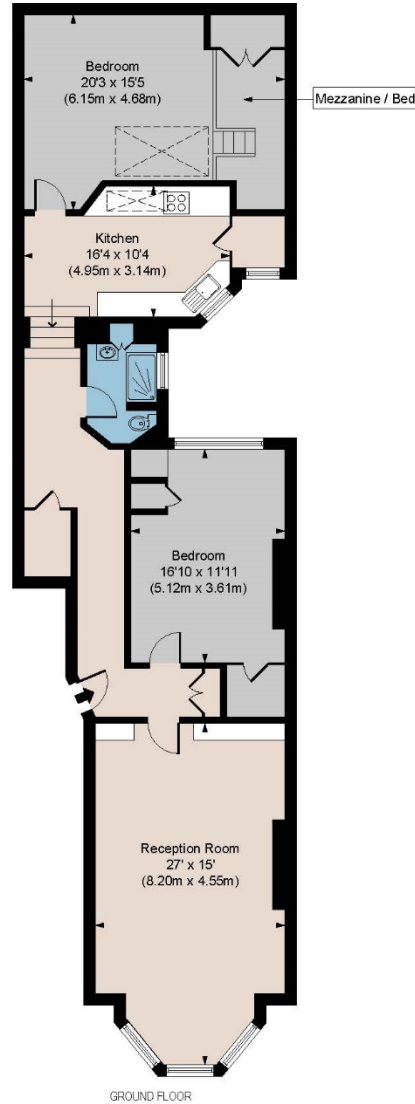
Raised Ground Floor | Private Garden Square | Share of Freehold

BARKSTON GARDENS SW5

APPROX. GROSS INTERNAL AREA *
1336 Ft² - 124.10 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(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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