

GLOUCESTER ROAD | SW7

Winkworth



Flat 2, 11 Gloucester Road,

London, SW7 4PP

This well presented one bedroom flat offers a superb balance of space, of which next to none is wasted.

The West facing open plan reception space has large sash windows making the most of the aspect, with a well-equipped kitchen tucked away in the corner and not dominating the space. To the rear is the bathroom and peaceful bedroom with excellent built-in storage, further benefitting from charming views over Queen's Gate Mews. With high ceilings and wooden floors throughout, this property would make an ideal purchase to enjoy all that South Kensington has to offer.

ASKING PRICE: £650,000 Subject to Contract

TENURE: Leasehold; 109 years remaining

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band F

SERVICE CHARGE: To be confirmed

GROUND RENT: To be confirmed





LOCATION:

Situated at the Northern end of Gloucester Road, the property is moments away from the transport links of the A4, as well as superb underground lines (District & Circle & Piccadilly) into, and out of, central London. With a plethora of shops on the doorstep, and Kensington Gardens a mere 5 minutes' walk away it is perfectly placed to make the most of the surrounding area.

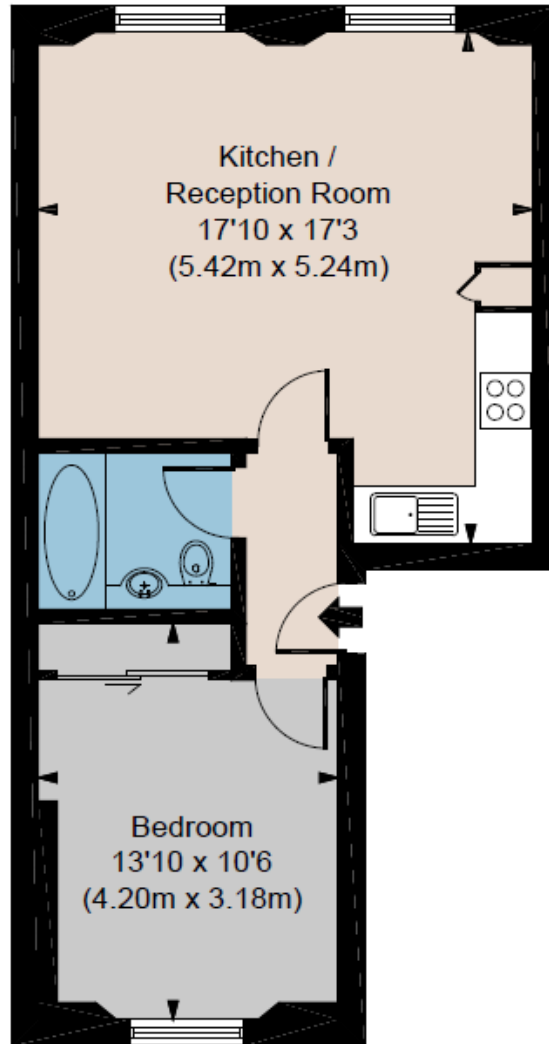
Entrance hall | Open plan reception/kitchen | Double bedroom | Bathroom

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APPROX. GROSS INTERNAL AREA *
470 Ft² - 43.64 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



SECOND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	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	

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

See things differently

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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