



PRIVATE GARDEN. EXCLUSIVE GARDEN SQUARE. PRIME SOUTH KENSINGTON.

A rare opportunity to acquire a beautifully presented three-bedroom garden apartment with a private landscaped garden and access to the exclusive Gledhow Gardens, one of South Kensington's most sought after garden squares. The combination of a private garden and access to the exclusive Gledhow Gardens is seldom available in South Kensington.

Extending to approximately 1,167 sq ft (108.5 sq m), this exceptional home offers generous lateral living space, abundant natural light and a lifestyle seldom available in Prime Central London. The stunning open-plan reception and kitchen open directly onto the private garden via full-width bi-fold doors, creating superb indoor-outdoor living and entertaining space.

The accommodation comprises a principal bedroom suite with fitted wardrobes and en-suite bathroom, a second double bedroom with direct garden access, a versatile third bedroom/study, a contemporary shower room and excellent storage throughout.

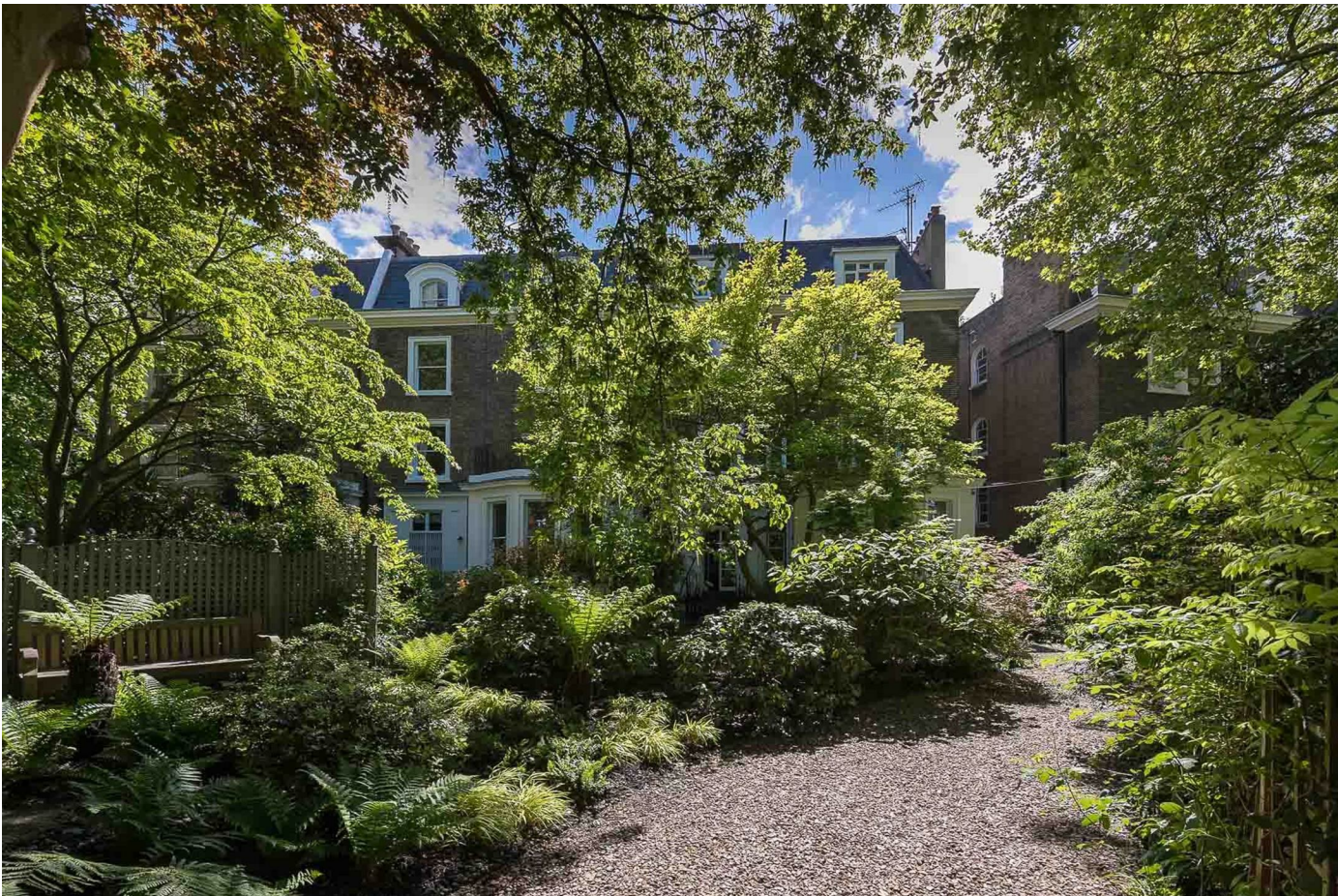
Beyond the private garden, residents enjoy privileged access to the beautifully maintained Gledhow Gardens, providing a remarkable green oasis in the heart of South Kensington.

Perfectly positioned moments from Gloucester Road Underground Station, Old Brompton Road's renowned restaurants, cafés and boutiques, outstanding local schools and London's world-famous museums, this is a rare opportunity to enjoy garden square living in one of the capital's most desirable neighbourhoods. Rarely do properties offering both a private garden and access to one of South Kensington's most desirable garden squares come to the market. Viewing is strongly advised.

Share of Freehold | Private Garden | Access to Gledhow Gardens | Approx. 1,167 sq ft | Three Bedrooms | Two Bathrooms | Prime South Kensington

Please note that images may include virtual staging for illustrative purposes.





ACCOMMODATION

Welcoming entrance hall | Exceptional open-plan reception and kitchen opening onto the garden via bi-fold doors | Principal suite with fitted wardrobes and en-suite bathroom | Second double bedroom with garden access | Third bedroom/study | Contemporary shower room | Private landscaped garden with external storage | Access to the prestigious Gledhow Gardens

LOCATION

Positioned within one of South Kensington's most desirable garden squares, the property is just moments from Gloucester Road Underground Station, Old Brompton Road's boutiques, cafés and restaurants, and within easy reach of Kensington's world-renowned museums, green spaces and excellent schools.



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PROPERTY INFORMATION

Property Type: Flat/Apartment

Construction Materials: Brick

Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

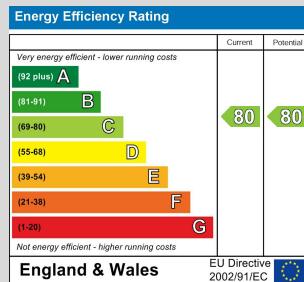
Heating: Gas Mains

Broadband/ Internet connection: Fttc

Mobile Signal Coverage: Please check Ofcom Mobile Checker

Broadband speed: Please check Ofcom Broadband Checker

Parking Arrangements: Street Parking Permit Required



Terms

Price: £1,399,950

Tenure: Share of freehold

Lease: 999 years from 5th September 1985

Ground Rent: Current N/A

Ground Rent Review Period: N/A

Service Charge: £4,799.28

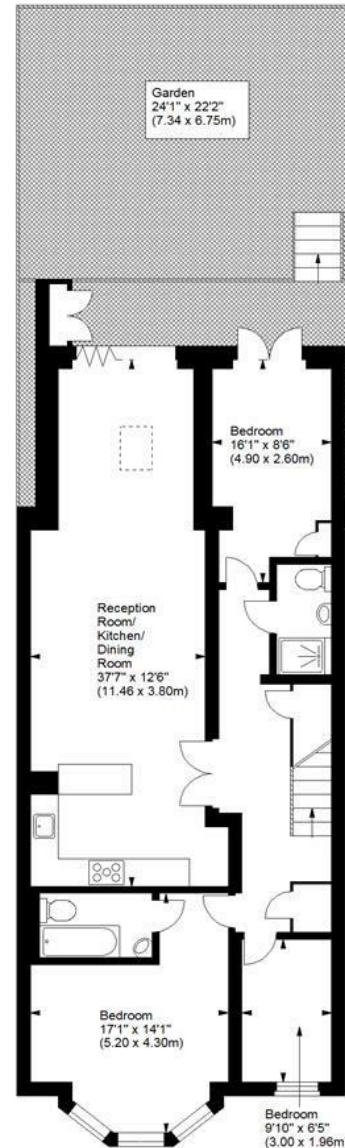
Council Name Royal Borough of Kensington & Chelsea

Council Tax Band: G + garden square supplement

EPC Band: C



Gledhow Gardens, SW5
Approx. Gross Internal Area
1167 Sq Ft - 108.49 Sq M



Lower Ground Floor (102.87 sq m)



Raised Ground Floor
Entrance (5.62 sq m)

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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FEATURES

- Private garden plus key access to one of South Kensington's most desirable communal gardens
- Prestigious garden square location in the heart of South Kensington
- Approx. 1,167 sq ft of beautifully proportioned accommodation
- Rare three-bedroom layout with two bathrooms
- Exceptional entertaining space opening directly onto the garden
- Indoor-outdoor living via full-width bi-fold doors
- Principal suite with en-suite bathroom and fitted wardrobes
- Abundant natural light and excellent ceiling heights throughout
- Share of freehold
- Just moments from Gloucester Road Underground Station



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