



**GLEDHOW GARDENS, SW5 - 1175 SQ FT GARDEN SQUARE
APARTMENT WITH DIRECT GARDEN ACCESS**

RARE GARDEN SQUARE LIVING BESIDE THE BOLTONS

DIRECT ACCESS TO COMMUNAL GARDENS: A beautifully presented 1,175 sq ft garden apartment with rare direct access to one of South Kensington's most desirable communal garden squares beside The Boltons.

Set within an elegant white stucco Victorian building, this substantial lower ground floor apartment offers exceptional lateral living space, impressive natural light and a unique indoor-outdoor lifestyle rarely available in Prime Central London.

The spacious bay-fronted reception room opens into a sleek open-plan kitchen and dining area, creating an ideal entertaining space with excellent proportions and two large bay windows allowing natural light throughout. The apartment further benefits from two generous double bedrooms, two bathrooms (including one en-suite), extensive built-in storage, dressing room space and dedicated study areas.

To the rear, a beautifully landscaped private patio garden leads directly onto the stunning communal gardens, providing a rare extension of the living space and a tranquil green setting in the heart of South Kensington.

Gledhow Gardens is perfectly positioned moments from Gloucester Road, South Kensington and the many boutiques, restaurants and cafés of Old Brompton Road, while Kensington Gardens and Hyde Park are also within easy reach. Gloucester Road and South Kensington Underground stations provide excellent connections to the West End, City and Heathrow. Please note that images may include virtual staging for illustrative purposes.





ACCOMMODATION

2 Spacious Bedrooms: 2 Bathrooms (1 En-Suite): Dressing Room: Well-Equipped Open Plan Kitchen: Spacious Reception Room: Private Garden: Direct Access to Communal Gardens

LOCATION

Gledhow Gardens is within easy reach of a wide variety of high-end shops and facilities of South Kensington, the shops of Gloucester Road and the Old Brompton Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road and S.Kensington stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks.





CALL OR EMAIL US NOW TO ENQUIRE OR BOOK AN APPOINTMENT TO VIEW

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: £1,250,000

Tenure: Leasehold - Share of Freehold

Lease: To be sold with a 999 year lease from
29 September 1983

Service Charge: £5,672 per annum

Ground Rent: n/a

Ground Rent Review Period: n/a

Local Authority Royal Borough of Kensington
and Chelsea

Council Tax Band: G plus garden square

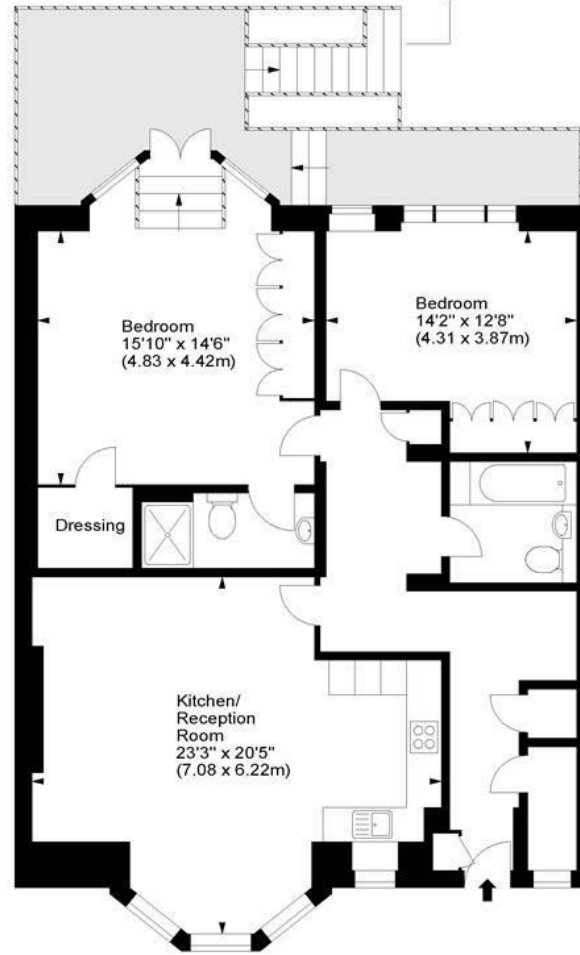
supplement

Gledhow Gardens, SW5



Approx. Gross Internal Area
1175 Sq Ft - 109.16 Sq M

Direct Garden
Access



Lower Ground Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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Energy Efficiency Rating	
Current	Potential
74	61
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

FEATURES

- Rare direct access to communal garden square
- Prime South Kensington location beside The Boltons
- Approx. 1,175 sq ft / 109.16 sq m
- Elegant white stucco Victorian building
- Spacious bay-fronted reception room
- Open-plan kitchen and dining area
- Two double bedrooms
- Two bathrooms (one en-suite)
- Private landscaped patio garden
- Share of freehold with long lease

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