



THE FIRST TIME ON THE MARKET IN OVER 35 YEARS

Lease: 23 years and 8 months approx. Unexpired.

THERE IS THE OPTION TO PURCHASE THE PROPERTY WITH THE LEASE EXTENDED IF REQUIRED. CALL FOR DETAILS.

Not having been on the market for sale for circa 40 years, this attractive period property measuring approximately 703 sq. ft, is well situated on the first floor of one of London's most beautiful and well located gardens squares, in the heart of this exclusive neighbourhood.

Presented in original condition with c. 4 m ceiling height to the kitchen and bedroom and over 3 m ceiling height to the reception and study; there is also a west facing balcony off of the reception with access to the coveted Wetherby Gardens communal gardens. The apartment offers an incoming purchaser an exciting opportunity to make the space one's own and enjoy the wonderful period features.

The property enjoys great light from the many large sash windows with high ceilings (3 m to 4 m) in all the principal rooms, adding to the exceptional sense of space and brightness, with wooden flooring throughout the apartment. The building is entered on the raised ground floor and the flat/apartment is entered on the first floor of this impressive building forming part of a fine Victorian red brick terrace. Residents' parking for The Royal Borough of Kensington and Chelsea is available.



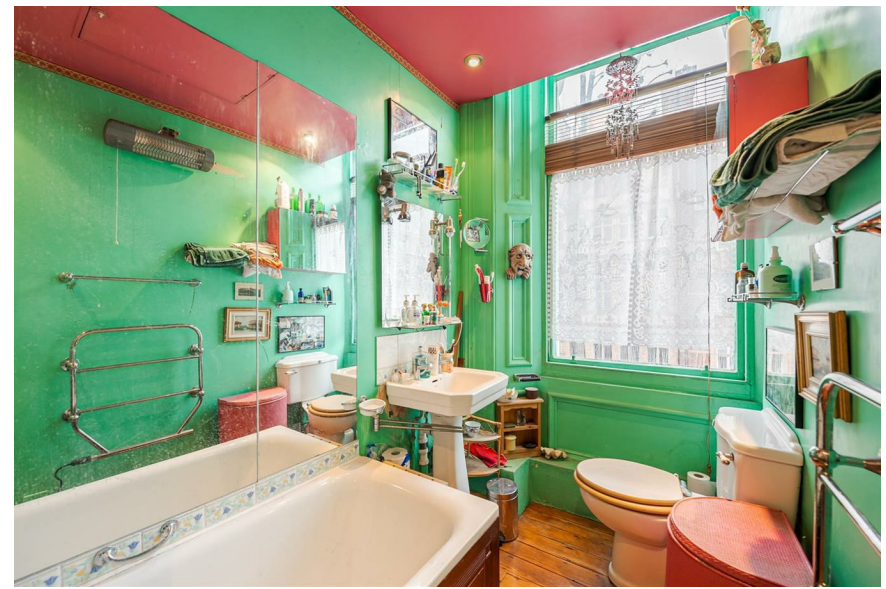


ACCOMMODATION

Reception Room : Bedroom : Study : Kitchen : Bathroom: Mezzanine: Balcony: Access to Wetherby Gardens Communal Gardens

LOCATION

Wetherby 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.



AN IDEAL FIRST FLOOR FLAT WITH TERRACE



Terms

Price: £600,000

Tenure: Leasehold

Lease: 23 years and 8 months approx. unexpired

Ground Rent: £125

Annual Service Charge: £tbc

Local Authority:

The Royal Borough of Kensington and Chelsea

Council Tax Band: F

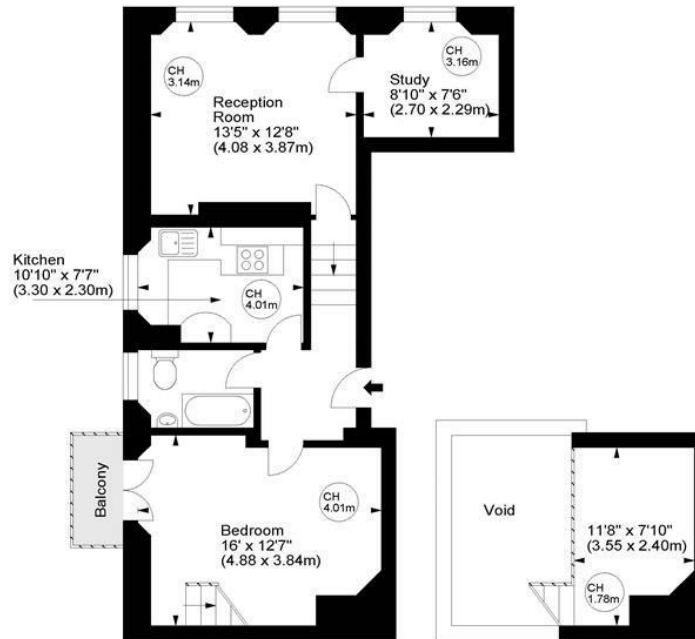
EPC Band: G

Harrington Gardens, SW7



Approx. Gross Internal Area
703 Sq Ft - 65.31 Sq M

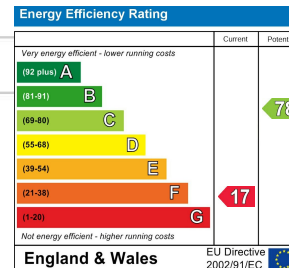
Key :
CH - Ceiling Height



First Floor

Mezzanine

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs



FEATURES

- High Ceilings
- Access to Wetherby Gardens
- Balcony
- 2 Bedrooms
- Large Sash Windows
- Mezzanine with 1.78 m CH
- Short Lease Opportunity
- Council Tax (RBKC) Band: F
- Floor Area: 703 sq ft
- EPC Rate: G



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