



BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT IN SUPERB LOCATION

Located in the charming Wetherby Gardens, this rare to the market, exceptional raised ground floor two bedroom apartment measuring c. 1125 sq ft including the terrace (861 sq ft internal and 265 sq ft terrace) MUST BE SEEN.

With large south facing reception and well fitted kitchen with a stone worktop doubling as a breakfast bar with modern appliances.

The delightful south facing bay window allows plenty of natural light which complements beautifully the elegant high ceilings and oak wood floors, all topped off nicely with ceiling coving; to the rear two double bedrooms and a private outdoor terrace leading directly into the amazing Wetherby Gardens communal gardens.

Other points of note include high ceilings and good storage. Ideally located within a 5 minute walk of Gloucester Road Underground (District, Circle and Piccadilly Lines), Waitrose grocery store. Viewing strongly recommended.

PLEASE NOTE PICTURES OF THE RECEPTION ROOM AND BEDROOMS ARE VIRTUALLY STAGED.





ACCOMMODATION

Entrance hall: Open plan reception/kitchen: 2 Bedrooms: Bathroom: Huge Terrace: Direct access to communal gardens: Extensive storage: Gross Internal Area 861 sq ft + 265 sq ft outside terrace

LOCATION

The property is within immediate walking distance of boutiques, shops, restaurants and cafés of Old Brompton Road, Gloucester Road, South Kensington and Kensington High Street. The nearest station is Gloucester Road Underground (Circle, District & Piccadilly lines).



DIRECT ACCESS TO STUNNING COMMUNAL GARDENS

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

Guide Price: £1,650,000

Tenure:

Share of Freehold

Lease: 999 years from 2002

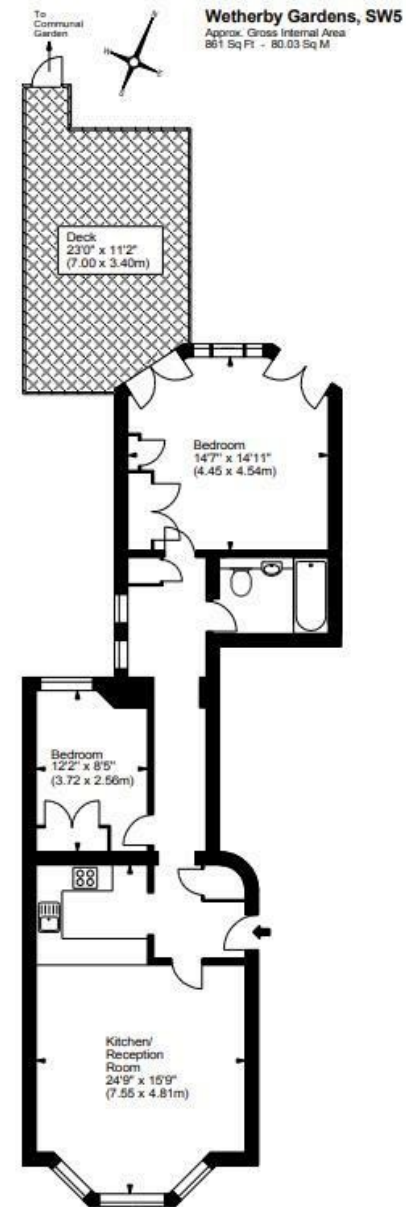
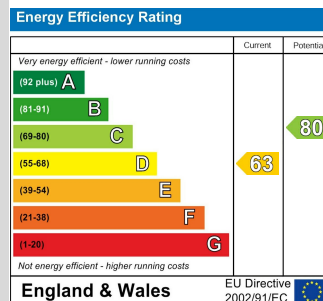
Service Charge: £3399pa 2024/2025 Est £4558pa

2025/2026

Ground Rent: Nil

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax Band: G



FEATURES

- Bright Reception
- Fully equipped kitchen with breakfast bar
- Extensive storage
- Large Private Terrace
- Direct access to communal gardens
- High Ceilings/ Bay Windows/ Wood flooring
- Close to excellent amenities including boutiques, shops, restaurants and cafés

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