



# A STUNNING FLAT WITH DIRECT ACCESS TO COMMUNAL GARDENS

**DIRECT ACCESS TO TERRACE & COMMUNAL GARDENS:** An exciting HIGH QUALITY & WELL PRESENTED APARTMENT on the ground and lower ground floor with a LARGE PRIVATE TERRACE overlooking and with DIRECT ACCESS TO BINA GARDENS EAST as well as access to the beautiful Bina Gardens West COMMUNAL GARDENS opposite; this extensive DUPLEX accommodation measures c. 1610 sq ft (150 sq m) and includes 3 DOUBLE BEDROOMS (with extensive fitted storage space) in this idyllic SOUTH KENSINGTON location. Call / email now to book an appointment to visit, this will go fast.

The bright double length drawing room (with separated dual study zone) faces west at the front overlooking the communal gardens with a large dining area toward the rear of the building and interconnecting kitchen which has DIRECT ACCESS to Bina Gardens East; the separate eat-in kitchen is fully equipped; the entrance hall is welcoming; and on the lower floor THREE DOUBLE bedrooms (with extensive storage) and THREE BATHROOMS; the principal bedroom has a large luxury en-suite; the extensive storage and bright rooms complement the effort in this stunning, rare and highly appealing apartment. NB: The furniture in the photos belonged to the prior tenant. The flat is offered on an unfurnished basis.





## ACCOMMODATION

Accommodation: Entrance hall: Spacious eat-in kitchen: Interconnecting reception and dining room and eat-in kitchen: 3 double bedrooms (extensive storage): 3 bathrooms (2 en-suite and 1 family): Guest WC: Study area: c. 1610 sq ft (150 sq m): Access to 2 communal gardens (one garden being direct access with private terrace): recently refurbished refurbished common parts

## LOCATION

Bina 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.



IMMACULATE CONDITION THROUGHOUT



## Terms

**Price: £8,400 Per Month**

**Deposit: 6 Weeks**

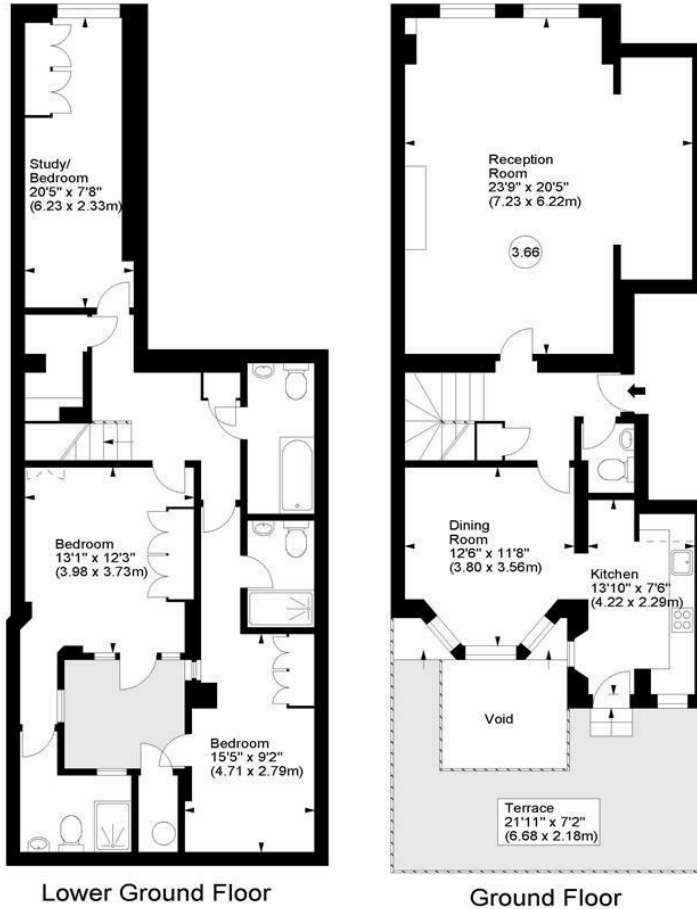
**Local Authority: RBKC**

**Council Tax Band: H**

**Available for Long Let**

## Bina Gardens, SW5

Approx. Gross Internal Area  
1610 Sq Ft - 149.57 Sq M



For illustration purposes only. Not to scale.  
All measurements are taken and shown at  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## FEATURES

- Direct access to communal gardens
- Private terrace
- Access to TWO communal gardens
- Presented in immaculate condition throughout
- Wood flooring throughout the living area and bedrooms
- Extensive fitted storage throughout
- High Ceilings
- Fantastic location
- UNFURNISHED
- CALL OR EMAIL NOW TO AVOID DISAPPOINTMENT



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