



Bina Gardens

LONDON SW5



Investment Summary

Unbroken freehold investment building comprising six apartments in South Kensington.

Bina Gardens is a quiet street in the Royal Borough of Kensington and Chelsea, just off the Old Brompton Road. South Kensington and Gloucester Road underground stations are a short walk away.

No 7 is an attractive part stucco-fronted building, over lower ground to fifth floors. There is no lift in the building.

Four of the six apartments are currently let on ASTs, with a combined rental income of approximately £305,000 per annum.

The gross internal area of the building is approximately 6,188 sq ft (574.87 sq m).

Potential to refurbish some of the apartments and then uplift the rental income.

Offers are invited for the freehold asset including the six apartments. The property is not VAT elected

| | |
|----------|-------------|
| Tenure | Guide Price |
| Freehold | £9,950,000 |

Local Authority
Royal Borough of Kensington and Chelsea

Council Tax

| | | |
|------------------|------------------|------------------|
| Flat A Band G | Flat B Band G | Flat C Band G |
| Flat D Band F | Flat E Band C | Flat 6 Band D |

EPC Available upon request

Flat A



Flat D



Flat B



Flat E

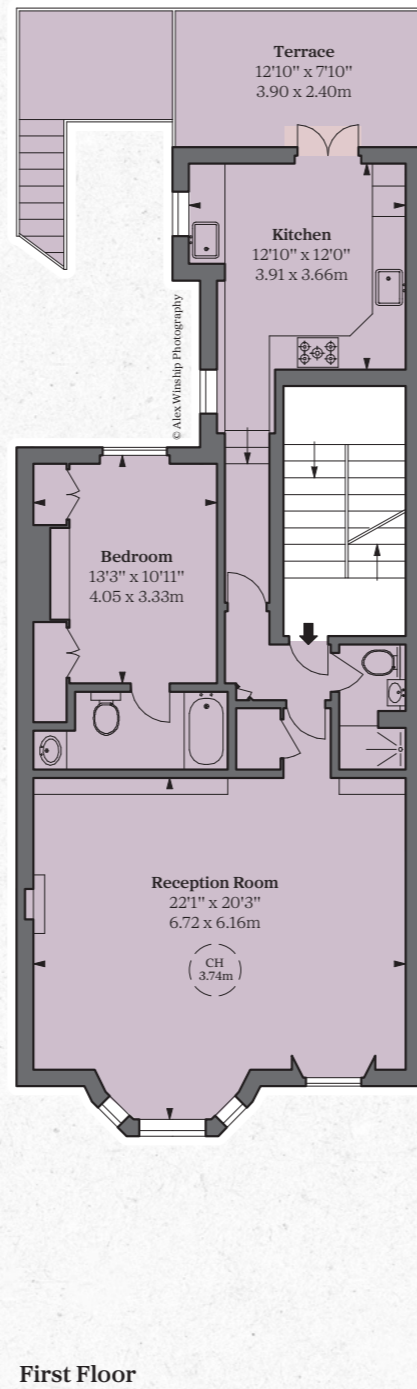
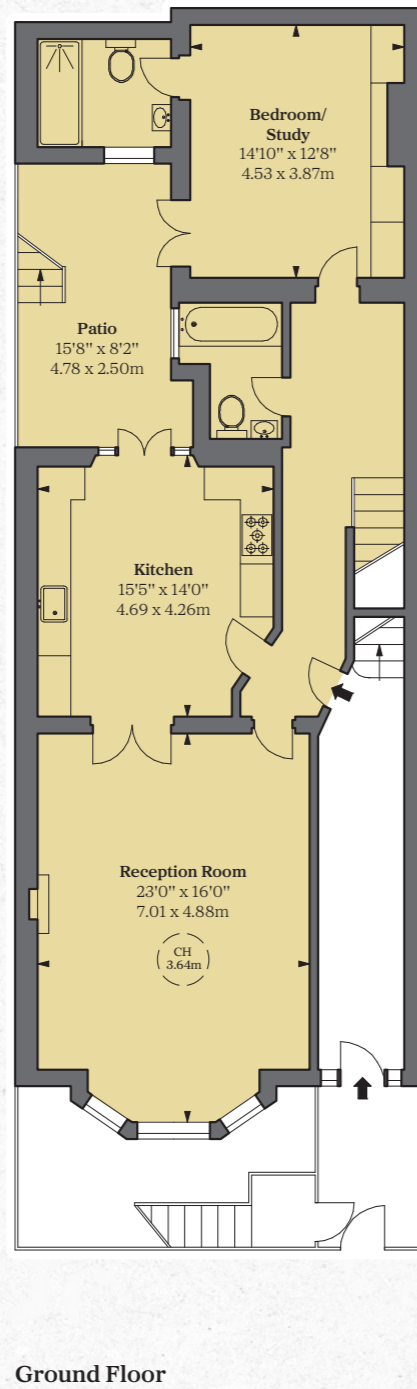
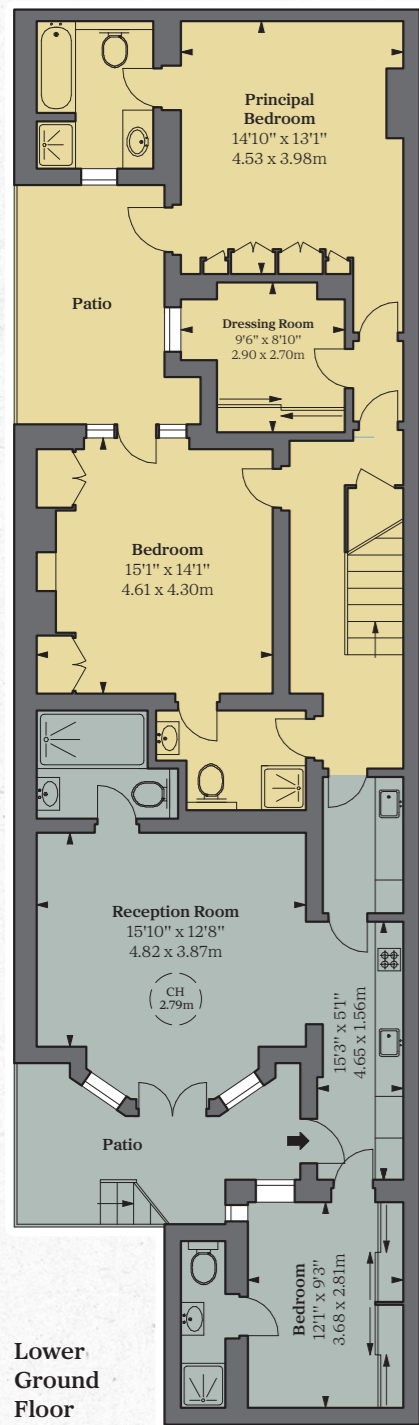


Flat C



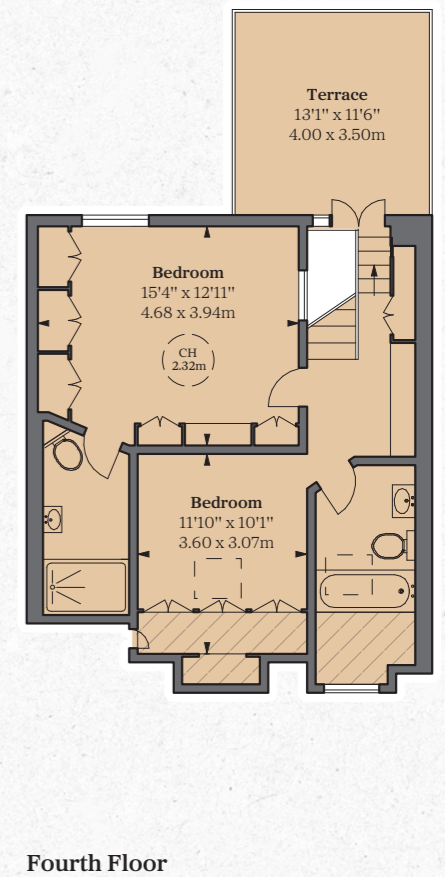
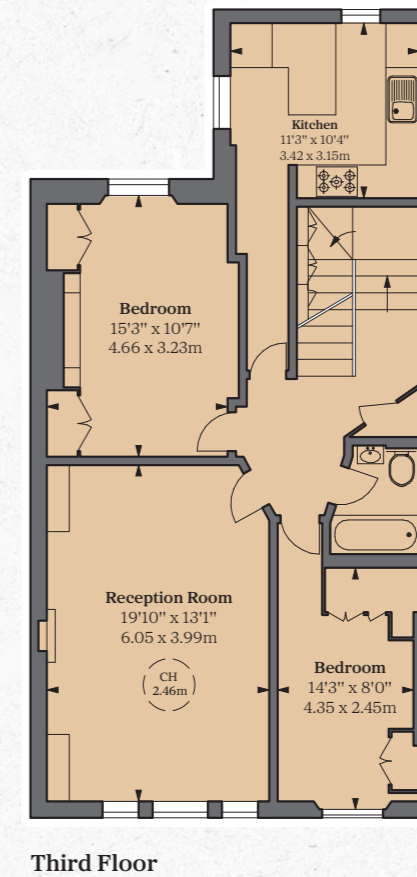
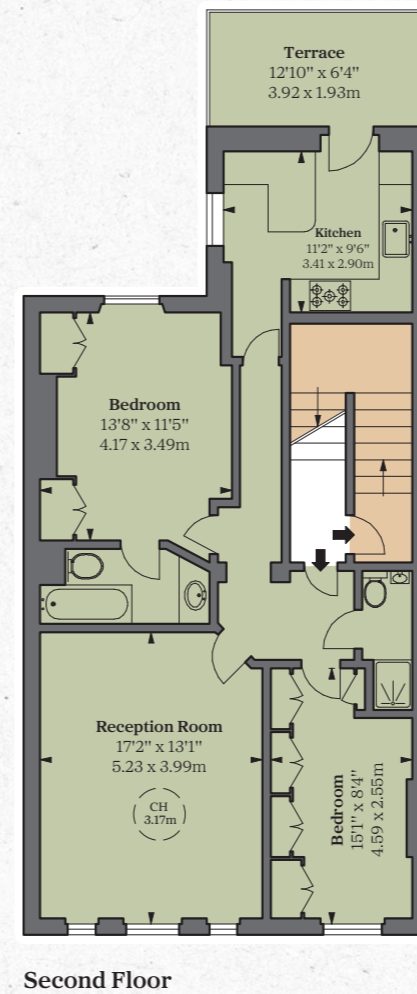
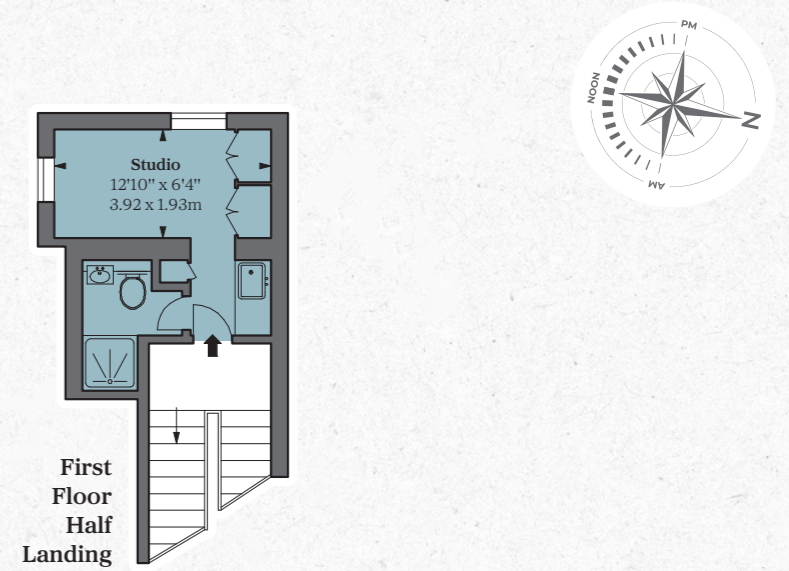
Flat 6





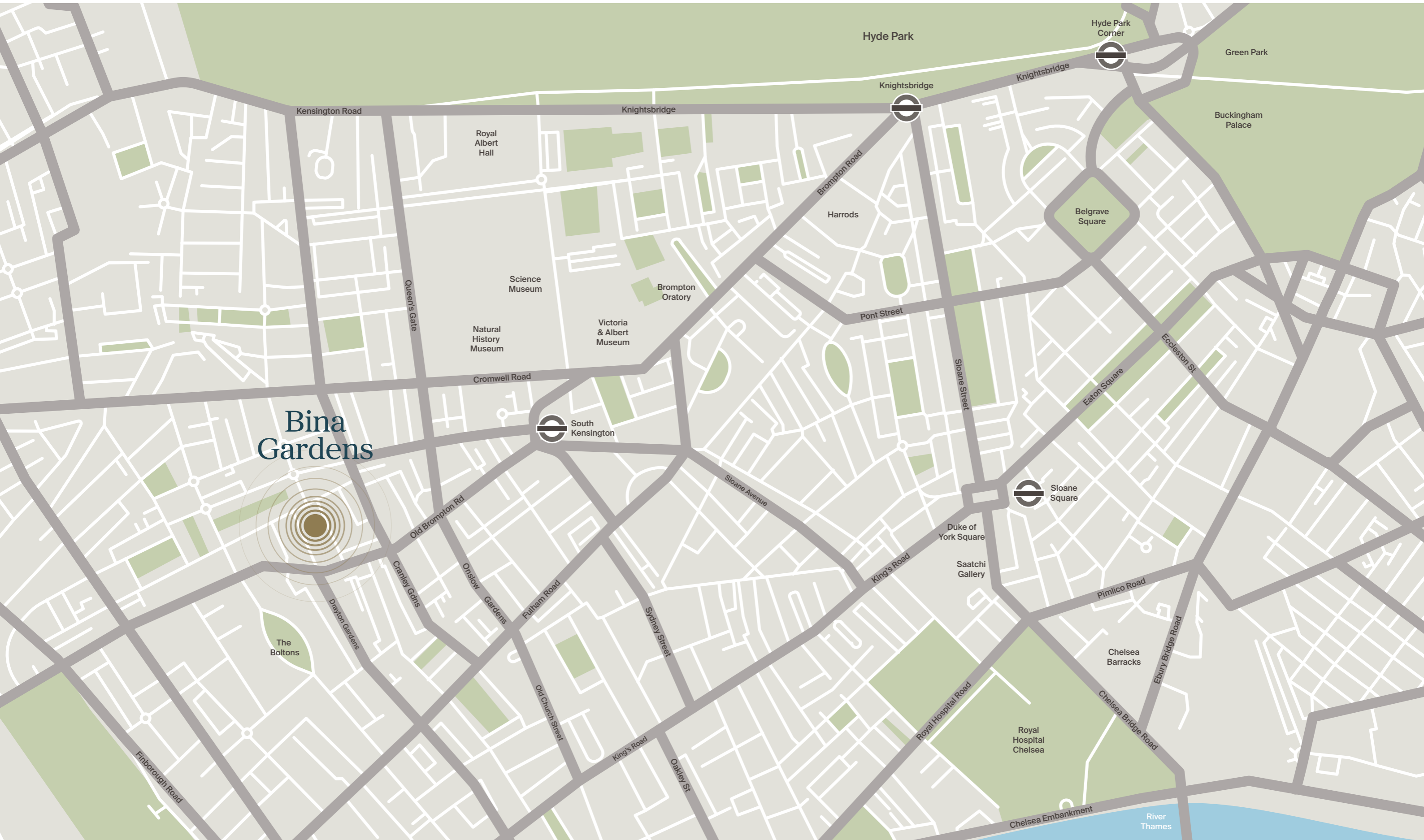
APPROXIMATE GROSS INTERNAL AREA

| | |
|----------|---|
| Flat A | 1,838 sq ft / 170.75 sq m |
| Flat B | 893 sq ft / 82.96 sq m |
| Flat C | 784 sq ft / 72.83 sq m |
| Flat D | 1,531 sq ft / 142.23 sq m including under 1.5m area |
| Flat E | 567 sq ft / 52.67 sq m |
| Flat 6 | 157 sq ft / 14.59 sq m |
| Building | 6,188 sq ft / 574.87 sq m |



These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained herein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. This floorplan is for guidance only and not for valuation purposes. 11/01/23 JLL-221214-03GG

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



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