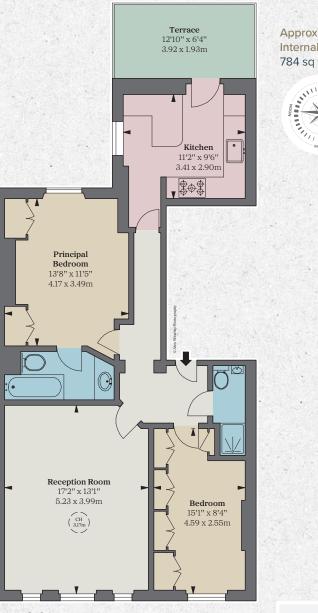


## Bina Gardens





Second Floor

These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein 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 long or the processing of the correctness of each of the statements or dimensions contained in these long or the processing of the correctness of each of the statements or dimensions contained in these long or the processing of the procesing of the processing of the processing of the

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. Approximate Gross Internal Area 784 sq ft / 72.83 sq m

## A delightful two bedroom apartment of 784 sq ft / 73 sq m situated on the second floor, with a roof terrace.

The apartment has a reception room with a floor-to ceiling height of 3.17m, separate kitchen leading onto a terrace, two double bedrooms and two bathrooms (one en suite). There is no lift in the building.

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.

## ACCOMMODATION

- 2 Double bedrooms
- · 2 Bathrooms (1 en suite)
- Reception room
- Kitchen
- Roof terrace

## TERMS

Guide Price: £1,350,000

Tenure: Leasehold with approximately 84 years remaining (expiring 25/12/2107) Service Charge: £2,400 per annum (estimated) Ground Rent: £800 per annum (with reviews) Local Authority: Royal Borough of Kensington and Chelsea Council Tax: Band G EPC: D

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