

A charming and comfortable two bedroomed flat, facing south over the square gardens and laterally converted over two handsome period buildings.

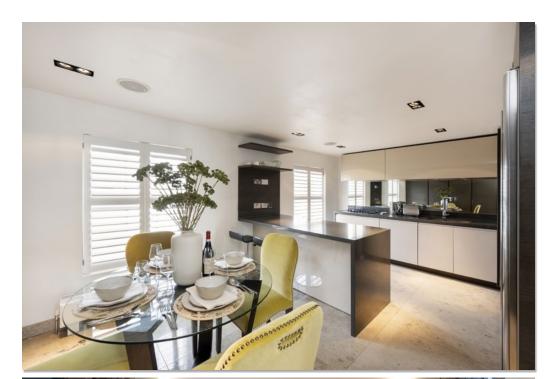


The flat benefits from not only a caretaker but also a basement store room.

Onslow Square is widely regarded as the premier address in South Kensington and as such, this extremely well-presented flat offers someone the opportunity to reside in the area with the utmost comfort enjoying all that the neighbourhood offers including the transport and retail outlets that South Kensington is known for.

## **ACCOMMODATION**

- Two double-bedroom suites
- Cloakroom
- · Kitchen/breakfast room
- Entrance hall
- Study
- Drawing room
- Basement store room
- Caretaker
- Lift
- Access to communal gardens (by separate arrangement)









## **TERMS**

**Asking Price:** £3,150,000 **Tenure:** Leasehold, 102 years

(expires 29/09/2125)

**Service Charge:** 8.7% of outgoings, currently £3,342.78 for the quarter ending 24/12/23 including reserve fund contribution

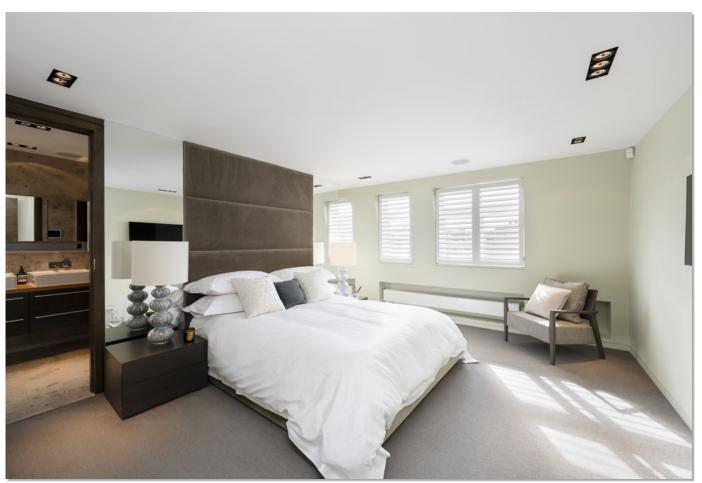
Ground Rent: Peppercorn

Local Authority: Royal Borough of Kensington

and Chelsea

Council Tax: Band G

**EPC:** Rating E









APPROXIMATE GROSS INTERNAL AREA

1,459 sq ft 135.63 sq m including under 1.5m area

## STORE AREA

93 sq ft 8.73 sq m

TOTAL APPROXIMATE GROSS INTERNAL AREA

1,553 sq ft 144.36 sq m









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 particulars. This floorplan is for guidance only and not for valuation purposes. 25/04/24 JLL-230824B-07MS

reaching the region of the scale of your 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.