

# GLEDHOW GARDENS

SOUTH KENSINGTON SW5





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A charming flat situated on the third floor of a handsome period red brick building, mid-terrace with delightful west and east facing garden views both from the front and rear.

It has been in the same ownership for over thirty five years and has been lovingly maintained and upgraded. Gledhow Gardens lies to the west of the Gloucester Road where the nearest tube is located together with the retail and culinary outlets that surround it.



## ACCOMMODATION

- Two double bedrooms
- Bathroom
- Entrance hall
- Kitchen
- Reception room
- Access to both Bina Gardens (west) and Gledhow Gardens
- Independent gas, central heating and hot water



## TERMS

Guide Price: £1,050,000

Tenure: Leasehold, 126 years (expires 21/12/2150) plus a share of the freehold

Service Charge: 13% of outgoings, currently £3,800 per annum

Ground Rent: Peppercorn

Local Authority: The Royal Borough of Kensington & Chelsea

Council Tax: Band G

EPC: Rating D



APPROXIMATE GROSS  
INTERNAL AREA  
727 sq ft / 67.54 sq m

CH: Ceiling height

