GLEDHOW GARDENS

SOUTH KENSINGTON SW5



A charming flat situated on the third floor of a handsome period red brick building







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





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. 02/04/25 [LL-240606D-06-GG 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.

JLL Knightsbridge 174 Brompton Road, London SW3 1HP **020 7306 1610**

JLL Chelsea 2 Cale Street, London SW3 3QU **020 7399 5010**

jll.co.uk/primecollection

