

Gledhow Gardens

London, SW5



An elegant, bright and south facing apartment with generous proportions with award winning communal gardens.

A beautifully presented two-bedroom apartment offering impressive ceiling heights, flexible living space, and access to one of South Kensington's most sought-after award winning garden squares.



1 RECEPTION ROOM



2 BEDROOMS



1 BATHROOM



SHARE OF FREEHOLD



756 SQ FT



**GUIDE PRICE
£1,425,000**



The property

Situated on the second floor of a handsome period building, this apartment combines character features with a well-considered layout.

At the heart of the home is the reception/dining room overlooking the beautiful private gardens, a wonderfully bright and spacious room with high ceilings and a charming bay window, ideal for both entertaining and everyday living. The principal bedroom sits adjacent to the family bathroom and benefits from good proportions, while the second bedroom provides excellent flexibility as a guest room, study, or nursery.

The separate kitchen is compact yet functional, with a useful utility area adjoining. A central hallway connects the accommodation, enhancing the sense of flow and balance throughout the property.

Location

Gledhow Gardens is a prestigious garden square located in South Kensington, offering residents access to beautifully maintained communal gardens (by separate arrangement). The property is within easy reach of the restaurants, boutiques, and cultural attractions of both Gloucester Road and Old Brompton Road, with excellent transport links via Gloucester Road Underground Station (Circle, District & Piccadilly lines). This highly desirable location provides a perfect balance of vibrant city living and a peaceful garden square setting.







Second Floor

Floorplans

Gross internal area 756 sq ft (70.22 sq m)

For identification purposes only.

General

Tenure: Share of Freehold 999 years from 1 July 2003

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £3,517 per annum

Ground Rent: Peppercorn

Council Tax: Band G

EPC Rating: C

Parking: The Royal Borough of Kensington and Chelsea parking permit

Broadband: Installed

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