

# Hogarth Road

London, SW5





## Dual-aspect top-floor apartment with abundant natural light and a large south-facing private roof terrace.



**1 RECEPTION ROOM**



**1 BEDROOM**



**1 BATHROOM**



**SHARE OF FREEHOLD**



**563 SQ FT**



**PRICE  
£645,000**

### The property

Modern comfort with period charm: Bright one double bedroom apartment with large south-facing private roof terrace in prime location.

Rare opportunity to acquire a top-floor apartment, newly built in 2014 as an extension to a well-maintained white stucco period building. The meticulously maintained property features a large south-facing private roof terrace with outdoor light and socket, ideal for entertaining, sunbathing or alfresco dining. Elegantly designed throughout with high-quality materials and appliances, it is the only property in the postcode\* with an energy rating of B, potentially unlocking green mortgage options.

The apartment boasts an open-plan kitchen / reception area with wooden flooring, ample space to dine and high-spec integrated Bosch appliances, including a washer-dryer, fridge-freezer, oven, hob and cooker hood. The bright double bedroom with a built-in wardrobe and secondary glazing, offers space for a home office, whilst the en suite bathroom features porcelain tiles, Grohe taps, a Duravit suite, an illuminated mirror with touch sensor, a heated towel rail, electrical ventilation and a chrome shaver socket. A second built-in wardrobe on the third-floor landing provides additional storage. Modern comforts include energy-efficient LED lighting, double-glazed windows and a Google Nest smart thermostat, with EICR and gas safety certificate from 2025.

Offered with a share of freehold, a long lease, low service charge and peppercorn ground rent, the property also presents a potential value creating opportunity for an ambitious buyer to convert the roof terrace into a second bedroom, subject to planning permission and freeholder approval.

\* As of October 2025

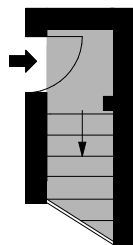




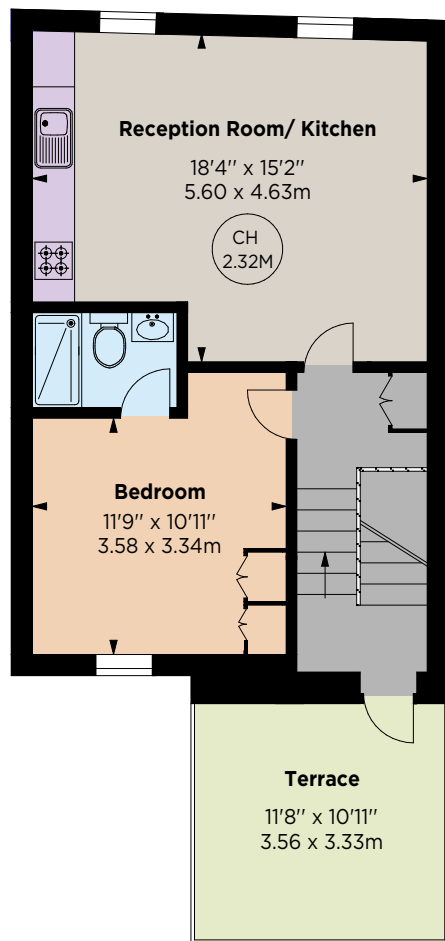




Key :  
CH - Ceiling Height



SECOND FLOOR  
ENTRANCE



THIRD FLOOR

## Location

Hogarth Road, within the Royal Borough of Kensington & Chelsea, benefits from an exceptional location with superb connectivity. Earl's Court Station, just around the corner, is in Zone 1 / 2 and provides access to the District and Piccadilly lines, as well as numerous bus routes. From Earl's Court Station, it is just 4 minutes by Underground to the museums and Imperial College in South Kensington, 12 minutes to the West End in Piccadilly Circus and 36 minutes to Heathrow Terminals 2 & 3. Major transport routes in the area include the A4 (extending into the M4) providing easy access to the West and the A40 (extending into the M40) to the North.

Earl's Court Road, with its many bars, cafés, restaurants and shops, is on the doorstep. Residents enjoy easy access to the green open spaces of Kensington Gardens and Holland Park, whilst the exclusive boutiques and dining of Chelsea, Kensington and Knightsbridge are also within easy reach.

The surrounding Earl's Court area is undergoing a revitalisation, with Hogarth Road recently rebuilt and upgrades being made to shopfronts, providing additional benefits for the future owner.

Supermarkets in the area include Sainsbury's Cromwell Road Superstore, Tesco Kensington Superstore and Waitrose Gloucester Road. Convenience stores, just minutes away, include Co-op Earl's Court Road, M&S Earl's Court Simply Food and Sainsbury's Earl's Court Local. David Lloyd Kensington and Virgin Active Kensington, as well as numerous independent gyms, are nearby and the tennis courts in Hyde Park and Fulham are also easily accessible. For the padel enthusiast, the Padel Social Club in West Brompton is conveniently located and there are also several Pilates studios in the area.

## Floorplans

**Gross internal area 563 sq ft (52.34 sq m)**  
**For identification purposes only.**

## General

**Tenure:** Leasehold with share of freehold  
**Lease:** 999 years from 2005

**Local Authority:** The Royal Borough of Kensington and Chelsea

**Service Charge:** £2,053 (2025)

**Ground Rent:** Peppercorn

**Council Tax:** Band D

**EPC Rating:** B

**Parking:** Not eligible for council parking permit but several car parks and private allocated spaces in the vicinity as well as bike stands nearby

**Broadband:** G. Network and Virgin Media installed

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