

# ONSLOW GARDENS

SOUTH KENSINGTON SW7





## An exceptional first floor duplex apartment with three terraces in one of the most sought-after squares in the heart of South Kensington

This truly elegant apartment has its own private entrance and is arranged over a raised ground floor and first floor with spectacular ceiling heights and period features throughout.

On the first floor there is a magnificent double reception room with pretty views on both sides and French doors leading onto the full-width balcony. The reception area is set out to allow flexibility and can be used as a formal sitting room with a library/informal living room or as a grand dining and reception space that leads to an office/conservatory area.

The elegant kitchen and the breakfast room are set at the rear, with fantastic light coming through and marble counter tops and bespoke cabinetry.

On the half landing, there is a discreetly positioned guest cloak room, and a beautiful terrace with open views, providing a perfect place to dine al-fresco.



On the raised ground floor there is the principal bedroom suite which is most peacefully situated at the rear of the property and also benefits from a dressing area and a private terrace.

In addition, there are two elegant and well-proportioned bedroom suites benefiting from spectacular windows that allow a lot of natural light.

The owner of the apartment benefits from access to the beautiful communal gardens, subject to separate negotiation. There is an option to also purchase a separate lower ground floor flat, directly underneath the property.





## Location

Onslow Gardens is one of the most sought-after garden squares in the heart of South Kensington with a broad array of amenities, shops and restaurants nearby. Transport links abound and in close proximity, with Gloucester Road and South Kensington tube stations offering access to the District, Circle and Piccadilly lines. In addition, Hyde Park is near to the property.

## Accommodation

- Two reception rooms
- Kitchen/diner
- Three double bedrooms
- Three en-suite bathrooms
- Cloakroom
- Three terraces
- Option to purchase an additional flat underneath the property

## Terms

**Guide Price:** £4,950,000

**Tenure:** Leasehold, 115 years and 1 month remaining

**Ground Rent:** Peppercorn

**Service Charge:** £9,700 per annum

**Garden Maintenance Charge:** £825 per annum

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

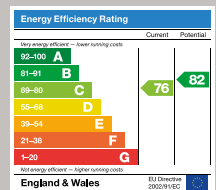
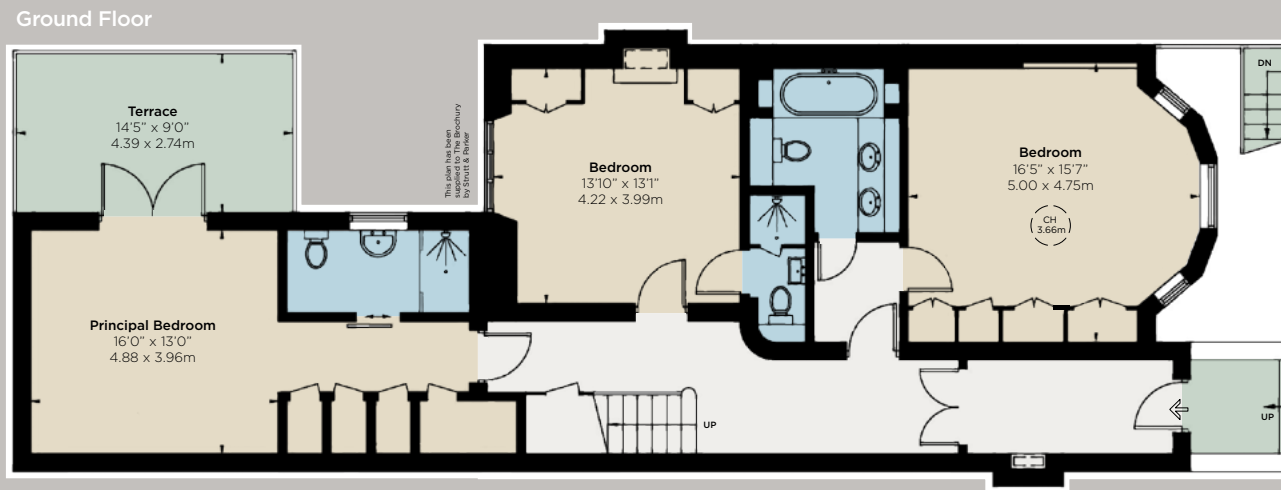
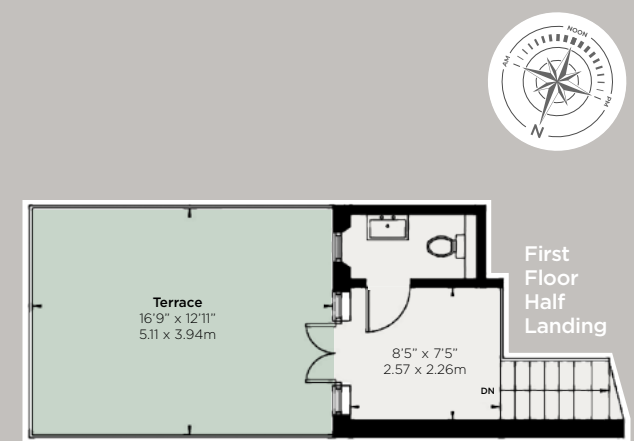
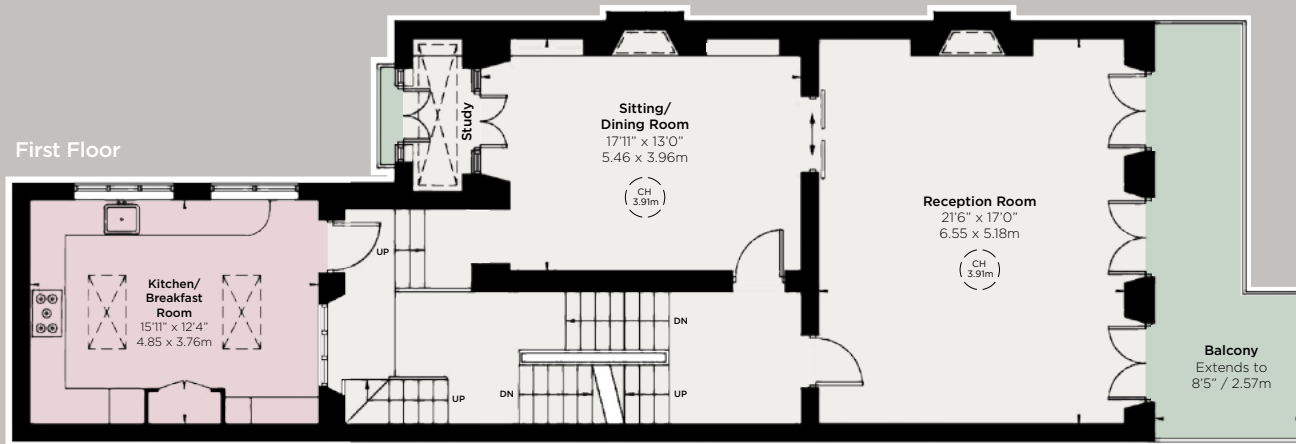
**Council Tax:** Band G

**Parking:** RBK&C Resident's Permit

**Broadband:** Installed at the property

**EPC:** Rating C





Approximate Floor Area  
2,393 sq ft  
222.3 sq m  
including limited use area  
22 sq ft / 2.0 sq m

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