



Onslow Square

SOUTH KENSINGTON SW7



A superb, incredibly rare, raised ground and first floor, four bedroom maisonette, with the original private street entrance, stone staircase, front terrace, separate private balcony and located on one of London's best garden squares.



Unique in layout and offering the feel of a house with its own front door, this wonderful home has direct access to a communal garden to the rear, as well as views of, and access to the two beautiful square gardens directly opposite, one with a tennis court.

The property boasts tremendous ceiling heights throughout and was recently comprehensively refurbished including full-height doors and wood flooring.

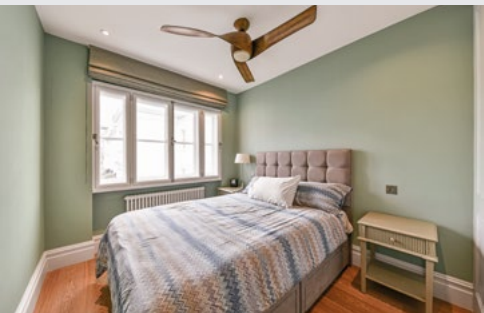
Accommodation comprises a grand principal bedroom, three further double bedrooms upstairs complemented by good entertaining space and a study on the raised ground floor.

To the rear, this maisonette enjoys direct access from two points, to a discreet and lawned communal garden. There is also a very useful storeroom in the basement for bikes, skis, luggage, etc.

The building dates back to 1845 and had its exterior redecorated in 2021. It is also served by a resident caretaker.

Onslow Square is a highly desirable address in prime South Kensington with its tube station and excellent local shops and cafés within close proximity. Knightsbridge and Chelsea are also nearby.





Accommodation

- Principal suite
- Three further bedrooms
- Shower room
- Study
- Guest WC
- Drawing room
- Kitchen
- Dining area
- Terrace
- Balcony
- Private street entrance
- Basement storage
- Direct access to Communal Gardens
- Onslow Square and tennis courts access

Terms

Tenure: 167 years remaining (expiring 24/12/2190)

Guide Price: £4,250,000

Service Charge: Approximately £8,406 per annum representing 5.71% of the block expenditure including external reserve fund contribution of approximately £571 per annum

Square Gardens Charge: Approximately £808.96 per annum

Local Authority: The Royal Borough of Kensington & Chelsea

Council Tax: Band H

EPC: Rating E



Energy Efficiency Rating	
Current	Potential
More energy efficient – lower running costs	
92–100 A	
81–91 B	
69–80 C	
55–68 D	
39–54 E	
21–38 F	44
1–20 G	
Not energy efficient – higher running costs	
England & Wales	
EU Directive 2002/91/EC	

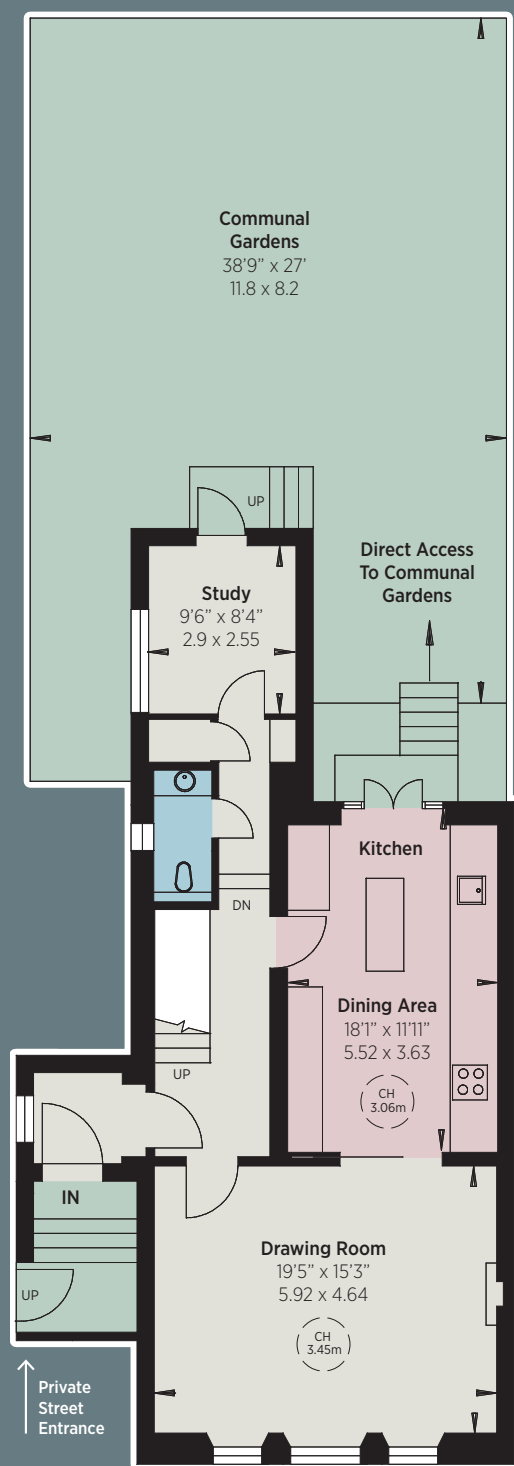


Flat Internal Area
1,845 sq ft / 171.4 sq m

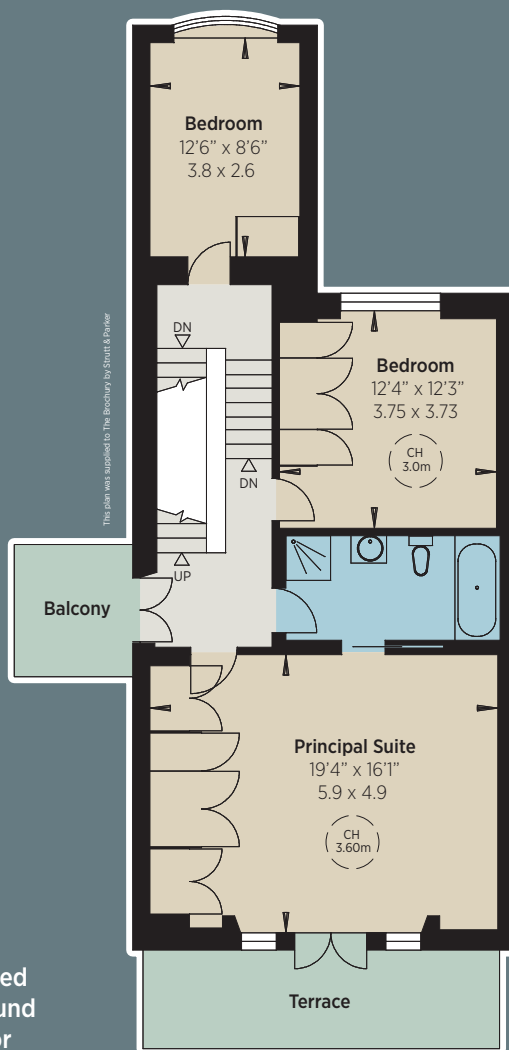
Basement Storage Room
43 sq ft / 4 sq m

Basement Storage Room

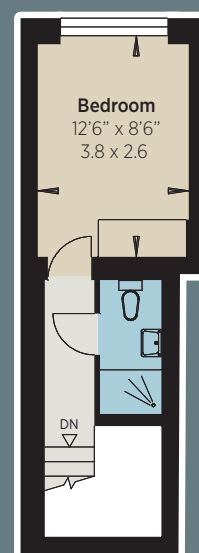
7'8" x 5'5"
2.4 x 1.7



Raised Ground Floor



First Floor



Upper First Floor

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