

Onslow Square

SOUTH KENSINGTON SW7



An immaculately presented three-bedroom apartment on the second floor (with lift), laterally arranged over two buildings in Onslow Square, and with glorious views over the communal gardens to which it has access



The buildings have been laterally converted, and therefore the apartment enjoys an unusually wide footprint featuring four windows across the façade. The building benefits from a live-in porter and immaculate common parts with a large lift.

The flat is situated on the second floor and enjoys a wealth of entertaining space in the form of a large drawing room that looks southwards over the communal gardens, directly opposite the kitchen.

69 Onslow Square is found on the highly desirable north terrace, facing south.

Onslow Square is split into two stunning residential gardens. The east garden enjoys vast acreage, benches, paths and a children's play area. The west garden enjoys very private well-manicured gardens and a superb floodlit tennis court.







The principal suite is generously sized, and the flat benefits from two further bedrooms at the opposite end. All rooms are furnished with large windows and far-reaching views, bathing the whole flat in sunlight.

Accommodation

- Entrance hall
- 20'5 x 19' Drawing room with 2.84m ceiling height
- Kitchen/breakfast room
- Principal bedroom with en suite shower room
- Two further bedrooms
- Further shower room
- Two storerooms in basement
- Lift
- 24-Hour portorage
- Communal gardens
- Tennis court (floodlit at night)

Terms

Tenure Share of freehold, approximately 974 years remaining

Ground Rent Peppercorn

Service Charge £12,043 per annum

Sinking Fund Schedule 1 £8,035 per annum

Sinking Fund Schedule 2 £2,736 per annum

Broadband Installed at the property

Local Authority Kensington & Chelsea

Parking Resident's permit

Council Tax Band H

EPC Rating D

Guide Price £3,500,000





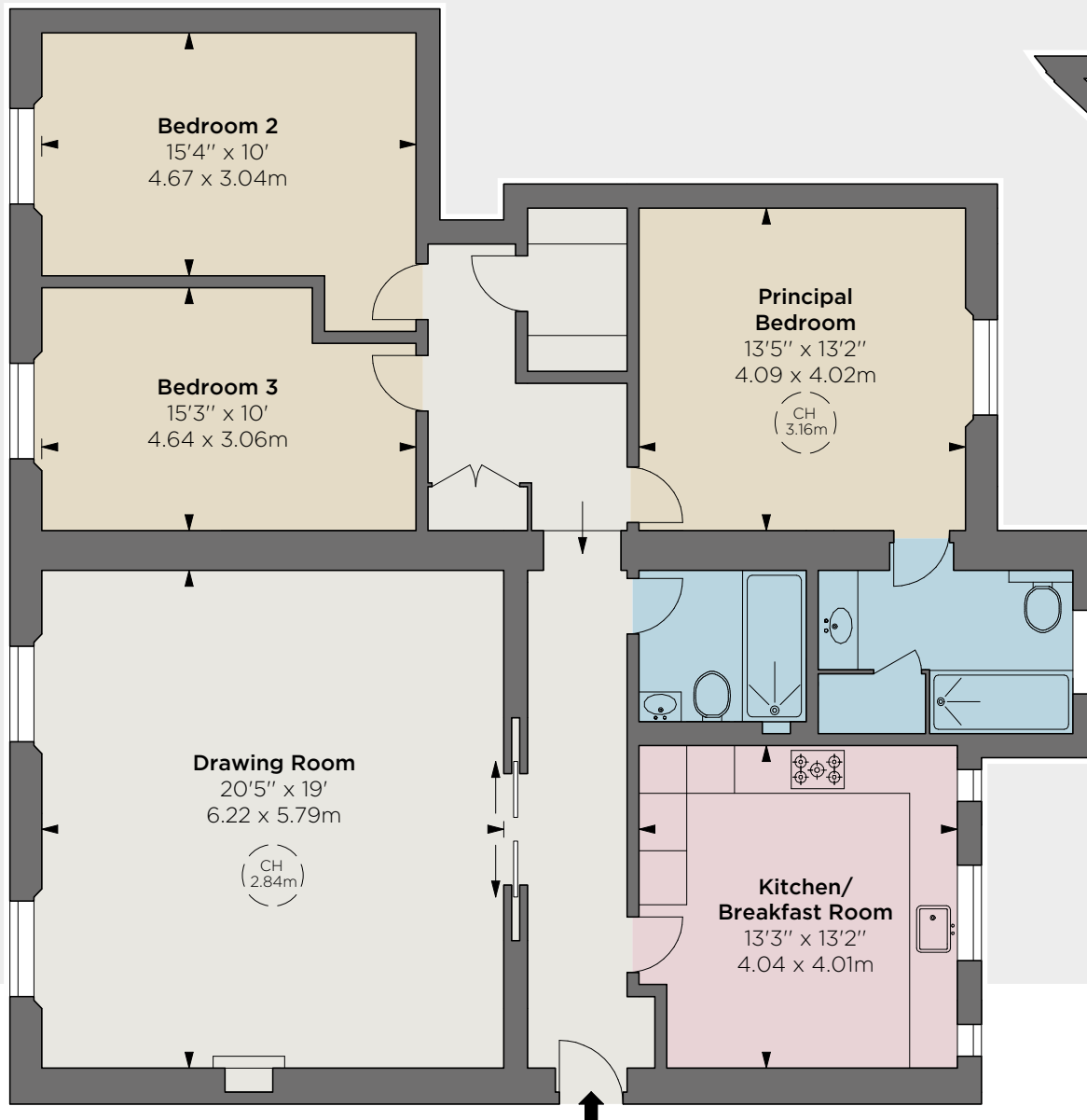
Location

Onslow Square was completed in 1845 and is the flagship address of South Kensington. It is a beautifully maintained private residential square with stunning communal gardens and floodlit tennis court, for the exclusive enjoyment of the residents around the square.

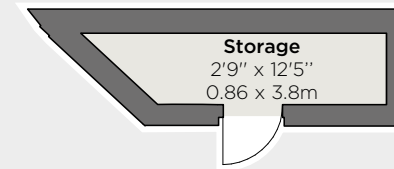
The apartment is ideally located for South Kensington underground station and provides easy access to Heathrow and the west via the M3/M4 corridor.

Added to this, all the amenities of Knightsbridge are nearby, as are The Natural History and Science Museums, the Victoria & Albert Museum, Hyde Park and Kensington Gardens.

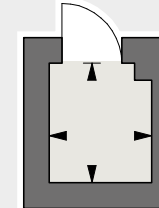
Furthermore, there are many excellent schools within striking distance, including the highly regarded French Lycée.



Second Floor



Storage
4'6" x 4'
1.38 x 1.22m



**Lower
Ground
Floor**



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Approximate Gross Internal Area

1,490 sq ft / 138.42 sq m
excluding storage

Approximate Gross Storage Area

49 sq ft / 4.59 sq m

Total Approximate Gross Internal Area

1,539 sq ft / 143.01 sq m

CH: Ceiling height

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.

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