

Hereford House

OVINGTON GARDENS SW3



A NEWLY REFURBISHED,
LATERAL APARTMENT
WITH FOUR BEDROOMS
AND TWO TERRACES





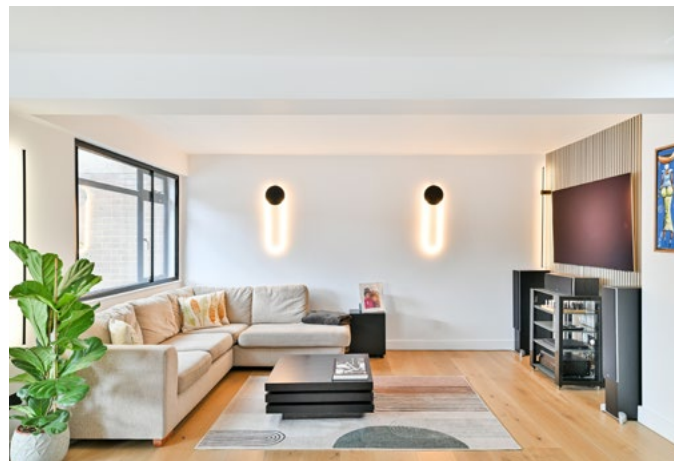
This family-sized apartment, with approximately 1,643 sq ft, is laterally arranged across the top floor of Hereford House, a well-maintained building featuring a large lift.

This beautifully bright apartment benefits from four roof lanterns and large windows throughout. Meticulously refurbished, it now offers a wonderful open-plan living space encompassing a kitchen, dining area, and TV snug.

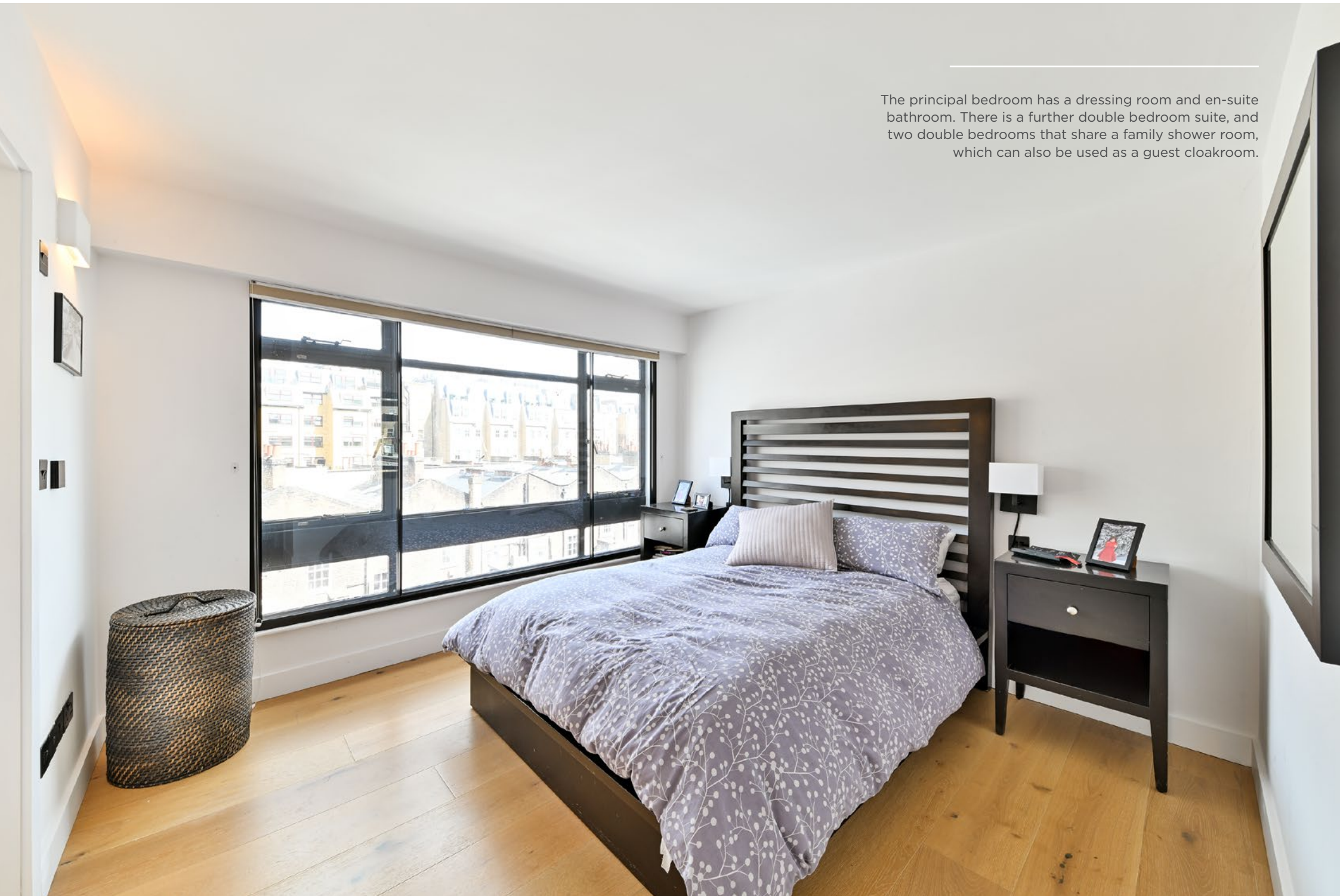
The two west-facing terraces boast a fantastically sunny aspect, making them ideal for alfresco dining. They are easily accessible from the open-plan living space.

A central corridor neatly separates the entrance hall from the living spaces and leads to the bedrooms, all of which face east and therefore enjoy the morning sun.

HEREFORD HOUSE



The principal bedroom has a dressing room and en-suite bathroom. There is a further double bedroom suite, and two double bedrooms that share a family shower room, which can also be used as a guest cloakroom.





LOCATION

Hereford House is accessed from Ovington Gardens, situated just off Brompton Road and only moments from the hustle and bustle of Walton Street, Harrods and the wonderful selection of shops and restaurants found locally in Knightsbridge, Chelsea and South Kensington. Transport links from Knightsbridge are easily accessible, as well as the wide open spaces of Hyde Park.





Approximate Gross
Internal Area*
1,643 sq ft
152.63 sq m

Illustration for identification only, not
to scale. All calculations include any/
all areas under 1.5m head height.

*As defined by the RICS Code
of Measuring Practice.

This plan was supplied to
The Brochure by Strutt & Parker

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Tenure: Leasehold, approximately
132 years remaining

Ground Rent: £75 per annum

Service Charge: Approximately
£7,640 per annum, corresponding to
4.6% of the building's total cost

Local Authority: Kensington & Chelsea

Council Tax: Band G

Parking: Residents' permit

Broadband: Installed at the property

EPC: Rating D

Guide Price: £2,850,000

Chelsea

43 Cadogan Street, London SW3 2PR

+44 (0)20 7225 3866

chelsea@struttandparker.com
struttandparker.com

