



GLOUCESTER ROAD

London - SW7



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HARWOOD
ADVISORY

Large two-bedroom first floor lateral apartment with west facing terrace and air conditioning

Measuring 1,377 sq ft, the property opens into a generous west facing reception room with 3.63m high ceilings, adjoining it is an equally impressive eat in kitchen both enjoying access to the charming terrace.



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The principal bedroom suite is thoughtfully arranged with ensuite bathroom and a walk-in wardrobe. A second bedroom also benefits from its own ensuite bathroom.



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Gloucester Road is a distinguished address in South Kensington, combining residential charm with exceptional convenience. The property is moments away from the amenities of Gloucester Road, including its underground station (District, Circle and Piccadilly lines), supermarkets, and independent shops.

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The cultural attractions of South Kensington, including the Natural History Museum, Victoria & Albert Museum, and Science Museum, are within easy walking distance. The green spaces of Hyde Park and Kensington Gardens are also nearby, offering a welcome respite from city life



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Key Points

Two bedrooms | Two bathrooms
| Cloakroom | Impressive ceiling
heights | Air conditioning | West
facing terrace | Lift

Tenure:

Leasehold; expiring 25/03/3009, plus share of F/H

Service Charge:

£7,155 pa

Local Authority:

Royal Borough of Kensington & Chelsea

Council Tax:

Band G

Approx. Gross Internal Area:

1,377 sq.ft / 128 sq.m

Guide Price:

£2,500,000



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First Floor

Gloucester Road, SW7

Approximate Gross Internal Area
128 sq m/ 1377 sq ft

Not to Scale, for identification only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared
in accordance with the current edition of the RICS Code of Measuring Practice).





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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

For more information, contact:

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