

HARRINGTON GARDENS | SW7

Winkworth



Rear Lower Ground Floor Flat

51 Harrington Gardens,

London, SW7 4JU

A superb three bedroom property in this well maintained period block.

Accessed via smart communal parts, this laterally arranged apartment offers a wonderful balance of space. The South facing open plan kitchen/reception room extends to nearly 500sq/ft, centred around a fabulous period fireplace, and benefits from sliding doors leading out onto a private patio with views up into the glorious communal gardens. The principal bedroom has ample built-in storage, a further period fireplace as well as a recently updated en-suite shower room. Two further bedrooms are found off the reception room, and give views onto the private patio, and there is an additional full bathroom as well as superb ancillary storage within the demise. With wooden flooring throughout and having been fantastically maintained by the current owner this peaceful apartment must be viewed to be appreciated.

ASKING PRICE: £1,350,000 Subject to Contract

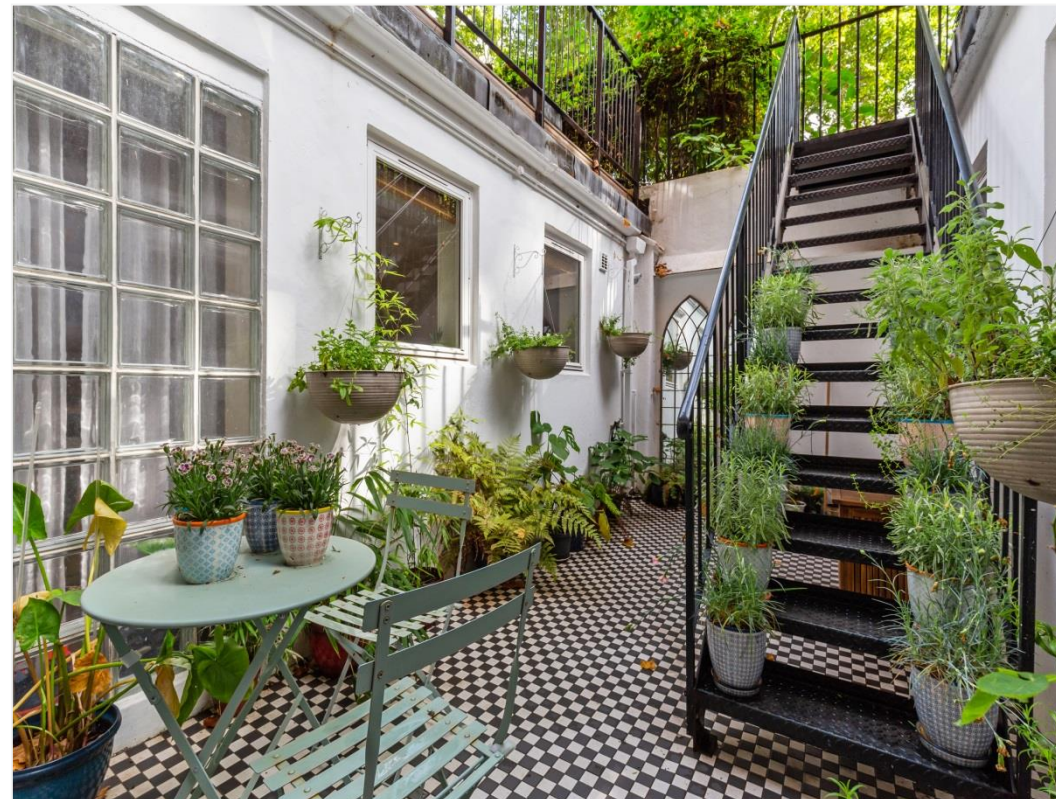
TENURE: Leasehold; 151 years remaining

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band F

SERVICE CHARGE: To be confirmed

GROUND RENT: To be confirmed





LOCATION:

Harrington Gardens is located just to the North of Old Brompton Road where there are excellent local shops and restaurants, with Gloucester Road and South Kensington tube stations within easy reach.

Entrance hall | Reception room | Open plan kitchen | Principal bedroom | Two further bedrooms | Two bathrooms (one en-suite) | Private patio | Access to communal gardens (STTUC)

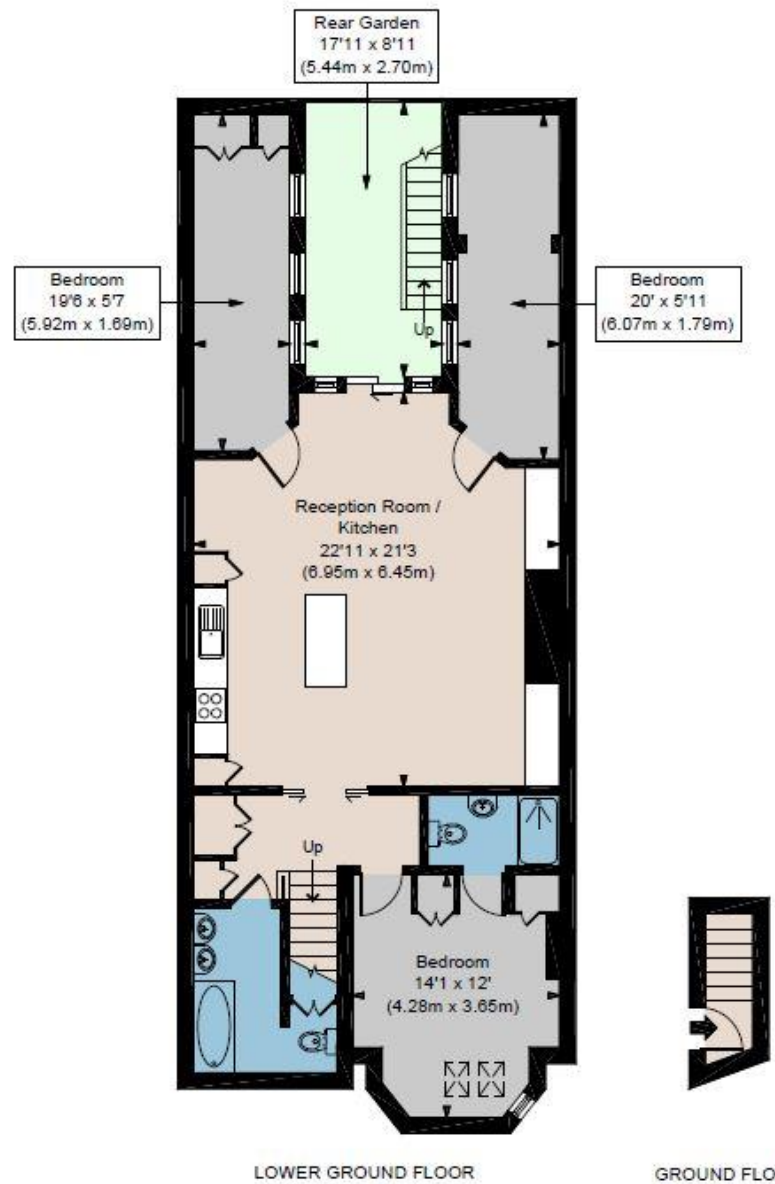
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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APPROX. GROSS INTERNAL AREA *
1051 Ft² - 97.59 M²

Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

* As Defined by RICS - Code of Measuring Practice



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate

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South Kensington Sales | 020 7373 5052
southkensington@winkworth.co.uk

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