

STANHOPE GARDENS | SW7

Winkworth



Flat 10, 54-56 Stanhope Gardens,

London, SW7 5RF

With a lift to the first floor and a porter, the property offers the unique combination of the security and convenience found in a mansion block, alongside the superb proportions and external elevations of a period conversion.

Upon entering, the eyes are immediately drawn through the double doors into the fantastic reception room. The three floor to ceiling windows allow in huge amounts of natural light, and with superb cornicing, a delightful fireplace surround and of course the portico balcony, there are an abundance of classical features. The open plan kitchen is discreetly found to the rear corner of the reception room, being both practical but also not interfering with the proportions nor the views over the garden square. With two double bedrooms (one en-suite) found to the rear of property, there is a rarely found sense of balance.

ASKING PRICE: £2,200,000 Subject to Contract

TENURE: Leasehold; (999 years from 1 January 1996) therefore 974 years remaining

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band H

SERVICE CHARGE: £5,000 per annum

GROUND RENT: £100 per annum





- Entrance hall
- Reception room
- Open plan kitchen
- Two double bedrooms
- Two bathrooms (one en-suite)
- Balcony
- Porter
- Communal gardens (STUCC)



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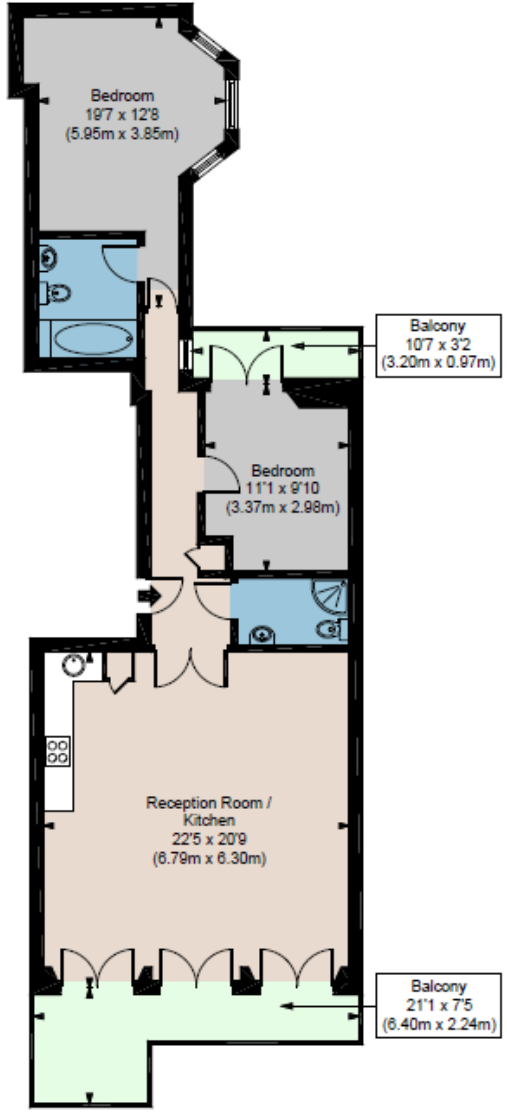
APPROX. GROSS INTERNAL AREA *
944 Ft² - 87.71 M²

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FIRST FLOOR



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



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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