

GLOUCESTER ROAD | SW7

Winkworth



Flat 1, 151 Gloucester Road,

London, SW7 4TH

An exceptionally well arranged West facing property with the benefit of both private off-street parking and a garage.

Situated at the Southern end of Gloucester Road, this spacious lateral apartment provides excellent balance and flow. Of particular note is the living space that encompasses the full depth of the property; the reception room offers a large bay window making the most of the West facing aspect, drawing the afternoon sun through to the dining area and beyond into the well-equipped kitchen. From here, a delightful conservatory leads to the garden, a peaceful oasis with a built in Barbeque and handy garden shed.

Further internal accommodation is comprised of two large double bedrooms with extensive built-in storage, and two bathrooms (one en-suite) with underfloor heating. With the benefit of a garage, as well as private off-street parking this superb ground floor property is as practical as it is charming, and would make an ideal London home.

ASKING PRICE: £1,750,000 Subject to Contract

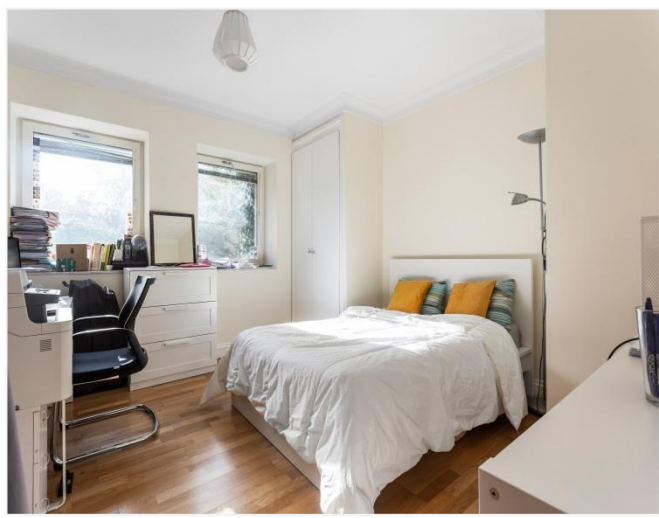
TENURE: Share of Freehold

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band

SERVICE CHARGE: £2,550 per annum for the year 2021





LOCATION:

Gloucester Road is set in the heart of Kensington & Chelsea, and is the perfect Launchpad for all that the area has to offer. Gloucester Road & South Kensington Stations are minutes away (District, Circle & Piccadilly Lines) offering swift transit both into and out of Central London, and the A4/Cromwell Road similarly so.

Entrance hall | Reception room | Dining room | Kitchen | Conservatory | Two bedrooms | Two bathrooms (one en-suite) | Garden | Garage | Off street parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

GLOUCESTER ROAD SW7

APPROX. GROSS INTERNAL AREA *

1284 Ft² - 119.28 M² (Including Shed & Garage)

1104 Ft² - 102.60 M² (Excluding Shed & Garage)

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



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.

CP CREATIVE
PROPERTY MARKETING

Winkworth

South Kensington Sales | 020 7373 5052

southkensington@winkworth.co.uk

See things differently