



Gledhow Gardens, SW5

£550,000 *Leasehold*

2  1  1 

A spacious two bedroom garden flat on prestigious Gledhow Gardens, featuring two large double bedrooms and a lovely reception room opening directly onto a private garden. The flat offers superb proportions throughout. Please note it currently has a short lease, with the potential to acquire a share of freehold through separate negotiation.

KEY FEATURES

- Two Spacious Bedrooms
- Located on prestigious Gledhow Gardens
- Private Garden
- Short lease, with Potential to Acquire Share of Freehold
- Moments from Gloucester Road Station



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Ideally located just moments from Gloucester Road Underground Station (Circle, District and Piccadilly lines), the property enjoys excellent transport links and sits close to a wide range of cafés, restaurants and the cultural attractions of South Kensington.



MATERIAL INFORMATION

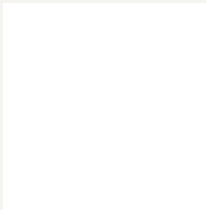
Tenure: Leasehold
Term: 31 year and 8 months
Service Charge: £0 per annum
Ground Rent: £ 65 Annually (subject to increase)
Council Tax Band: F
EPC rating: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/SKN250067>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

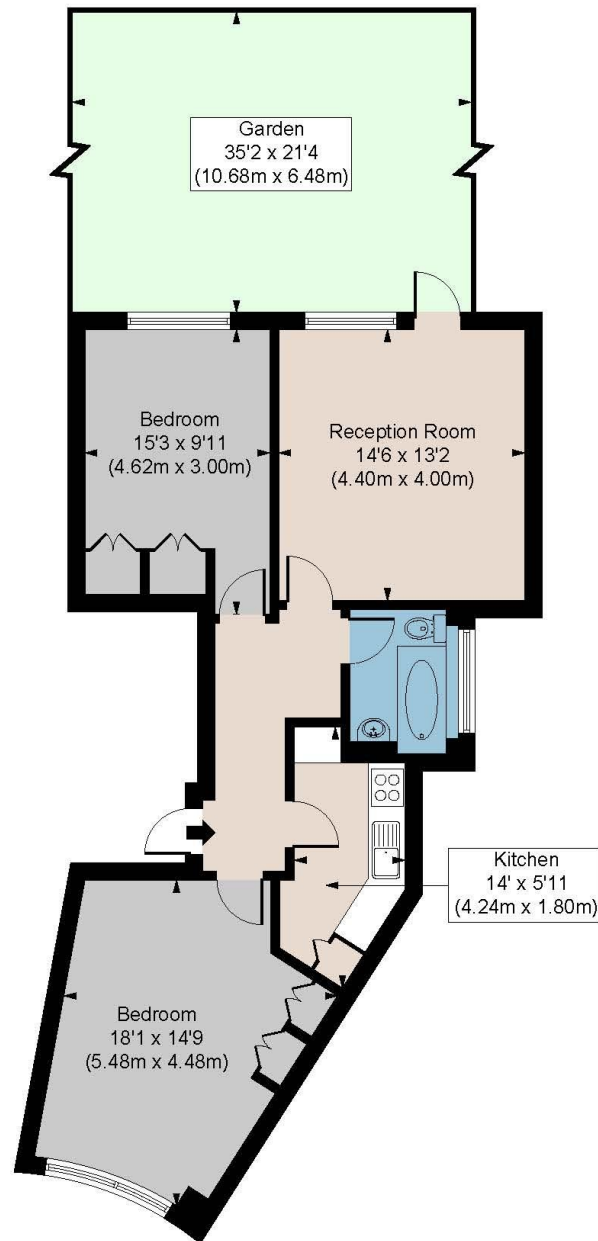


GLEDHOW GARDENS SW5

APPROX. GROSS INTERNAL AREA *
734 Ft² - 68.19 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



LOWER GROUND 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.
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