



Derwent House, London, SW7

£495,000 *Share of Freehold*



A beautifully presented south facing one-bedroom, one-bathroom apartment situated within a purpose-built portered building in the heart of South Kensington. This exceptional property benefits from a private patio and the convenience of lift access.

KEY FEATURES

- Turnkey condition
- Porter and Lift
- Ample storage
- Excellent location
- Great transport links



South Kensington Sales

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DESCRIPTION

A beautifully presented one-bedroom, one-bathroom apartment situated within a sought-after portered building. This exceptional property benefits from a private patio and the convenience of lift access.

The apartment features a south facing well-proportioned bedroom and a modern bathroom, creating an ideal layout for comfortable living. The reception room leads onto the private patio.

The building's porter service provides additional security and assistance for residents. This property represents an excellent opportunity for those seeking a home with outdoor space in a great location.

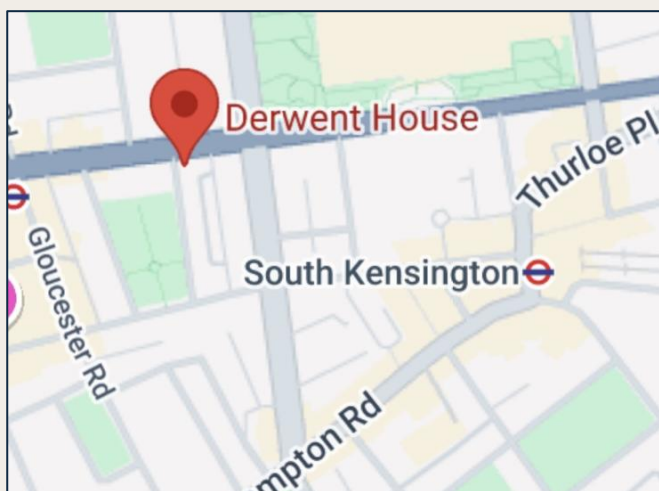
Located mid-way between South Kensington and Gloucester Road Underground stations (Circle, District and Piccadilly lines), the property enjoys excellent transport links while being surrounded by the area's renowned restaurants, cafes, and boutiques.

The world-class museums and cultural attractions of South Kensington are all within easy walking distance.





LOCATION



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



<https://www.winkworth.co.uk/sale/property/SKN230057>

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.

MATERIAL INFO

Tenure: Share of Freehold

Term: 997 year and 7 months

Service Charge: circa £4,200 per year

Ground Rent: £ 0 Annually

Council Tax Band: D

EPC rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (95-100)		
B (81-94)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	71	78
England, Scotland & Wales		
EU Directive 2002/91/EC		

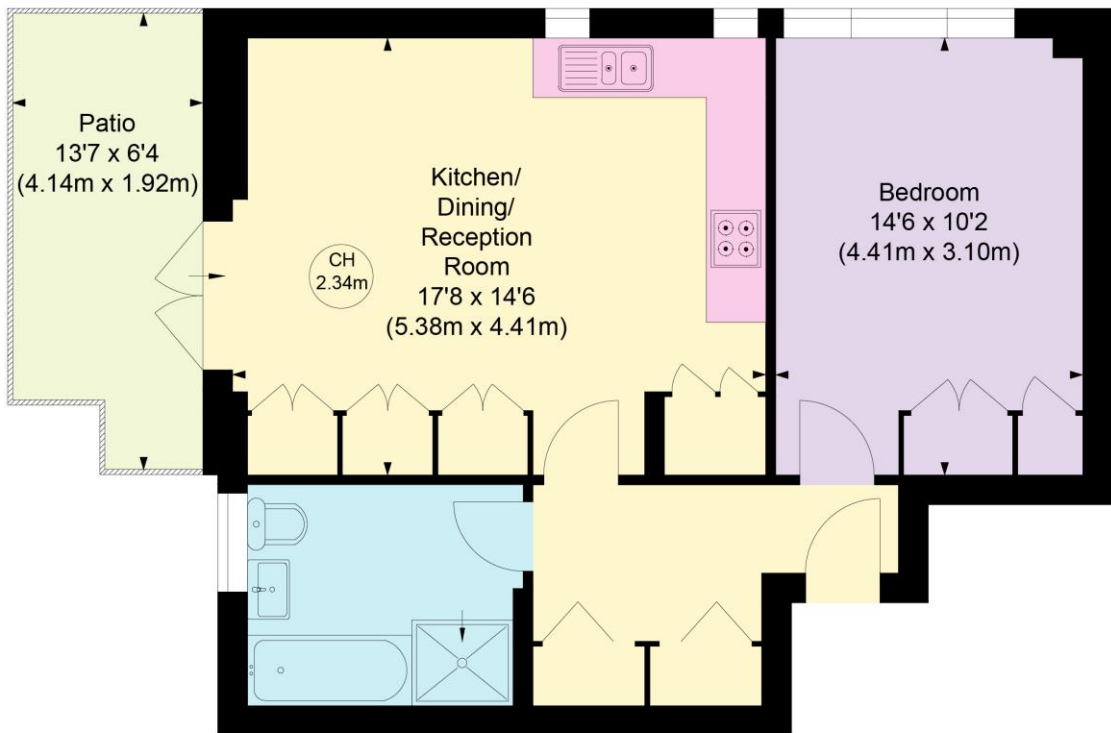
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APPROXIMATE GROSS INTERNAL AREA

548 Ft² - 50.92 M²

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE 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.

Key :
CH - Ceiling Height



LOWER GROUND FLOOR

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