



# Flat 24 – Derwent House

London, SW7

A beautifully presented south facing 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 well-proportioned bedroom served by a modern bathroom, creating an ideal layout for comfortable living. The bright reception room leads onto the private patio, perfect for al fresco dining and outdoor entertaining.

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 secure building.

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.

**ASKING PRICE:** £650,000 Subject to Contract

**TENURE:** 999 year lease with a share of freehold

**LOCAL AUTHORITY:** The Royal Borough of Kensington & Chelsea

**SERVICE CHARGE:** £4750 approx. including communal hot water and central heating.

**Ground Rent:** Nil





**Private Patio | Good Condition | Quiet Location**

# Derwent House, SW7

APPROXIMATE GROSS INTERNAL AREA

548 Ft<sup>2</sup> - 50.92 M<sup>2</sup>

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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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South Kensington Sales | 020 7373 5052

southkensington@winkworth.co.uk

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