

RUSSELL
SIMPSON

First-floor flat with two balconies and garden views

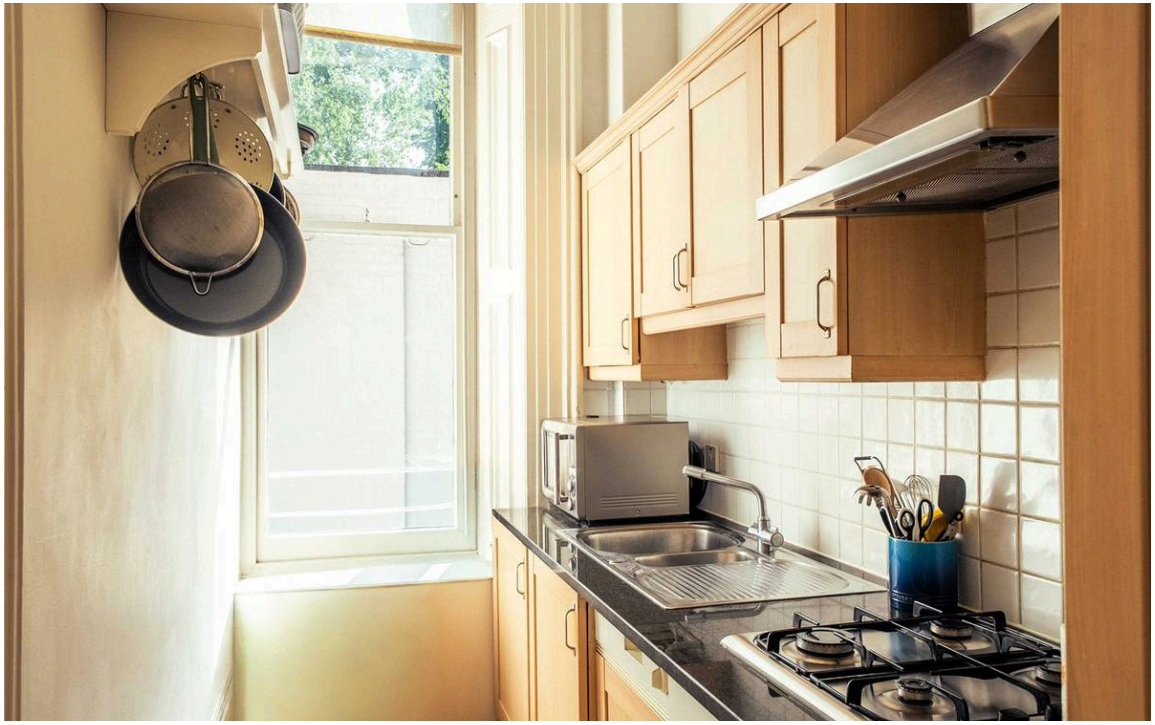
GLEDHOW GARDENS
EARLS COURT SW5

Gledhow Gardens

Sold

BEDROOMS 2	INTERNAL 1,043 SQ FT 96 SQM	OUTDOOR —	COUNCIL —
BATHROOMS 2		EPC D	COUNCIL TAX —
TENURE Share of freehold	LEASE LENGTH 976 YEARS	GROUND RENT —	SERVICE CHARGE £3,991 P/Y

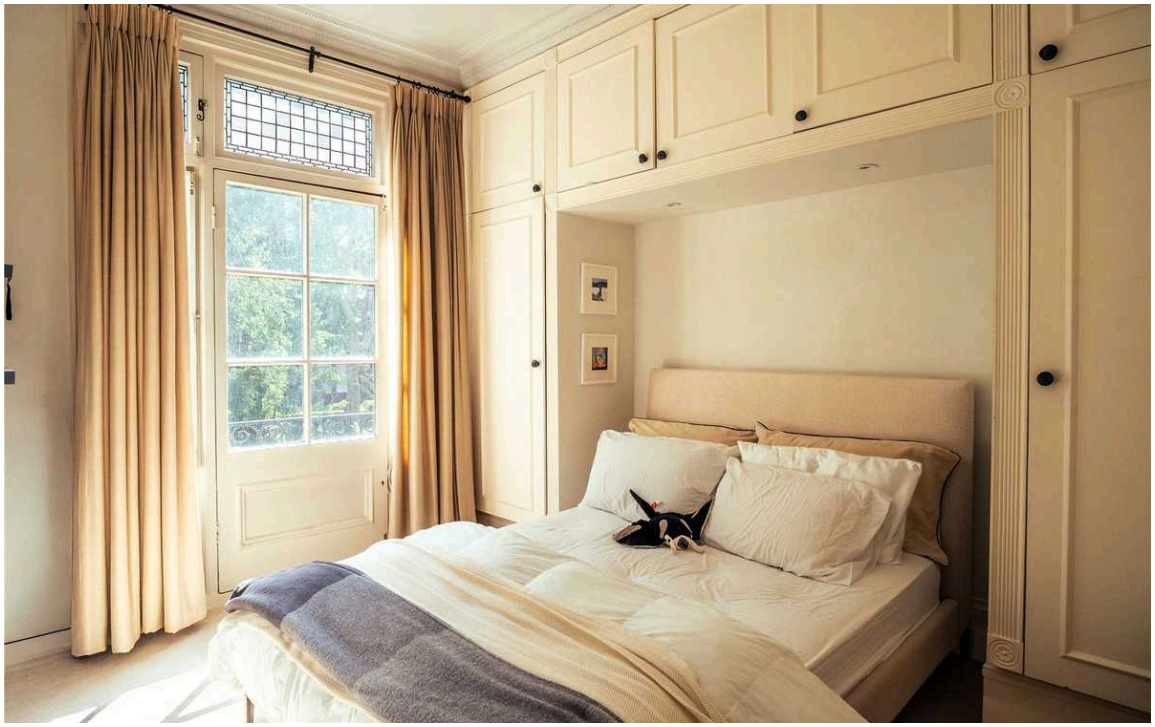




The Property

A two-bedroom flat within an attractive period building

Entering the flat on the first floor, the reception room is spacious with high ceilings and three floor-to-ceiling windows providing natural light and direct access onto a west-facing balcony, providing a pleasant outdoor space with afternoon light. The kitchen is accessed off from the reception room, making this space overall perfect for entertaining.





The Bedrooms

The two bedrooms are both well-proportioned double rooms with good natural light, benefiting from a shared east-facing balcony that runs across both rooms. Two bathrooms serve each bedroom, both fitted with standard contemporary fixtures.

The property is presented in good condition throughout, but offers a good opportunity for a purchaser to reimagine the space to their own style. The flat benefits from a well-considered layout, with the dual balcony arrangement providing an appealing outdoor connection from both the living and sleeping spaces.



The Neighbourhood

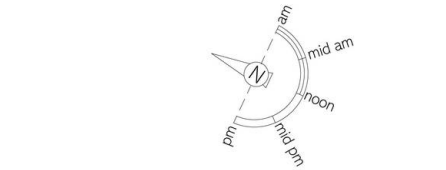
Gledhow Gardens is a quiet residential street, walking distance from the cultural treasures of the Victoria and Albert Museum, Natural History Museum, and Science Museum. South Kensington Underground station and West Brompton station are both within easy reach providing excellent transport links, while the upmarket boutiques and restaurants of Brompton Road and the King's Road are nearby. The open spaces of Hyde Park are a short walk away, with the many restaurants and shops of the area within easy reach.

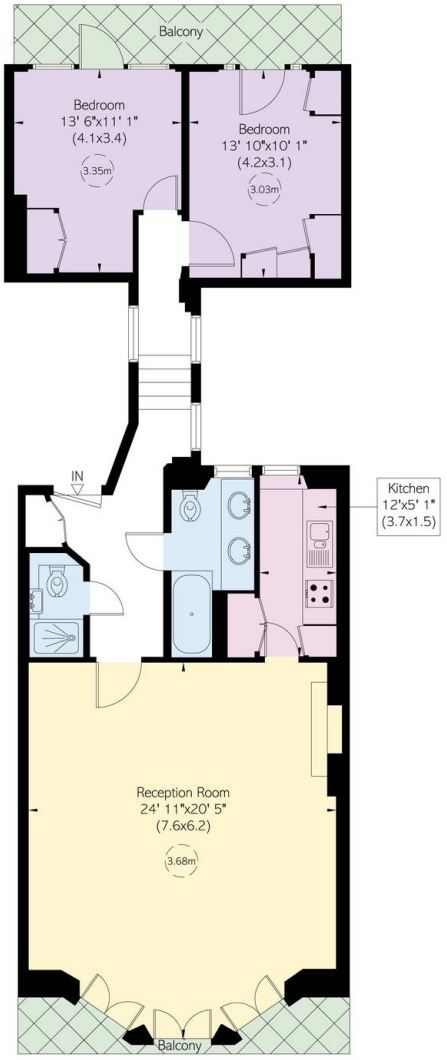
Gledhow Gardens, SW5

Approximate Internal Area
1,043 sq ft/ 97 sq m

Outside Area
138 sq ft/ 13 sq m

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First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.

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