

ONSLOW GARDENS

LONDON, SW7

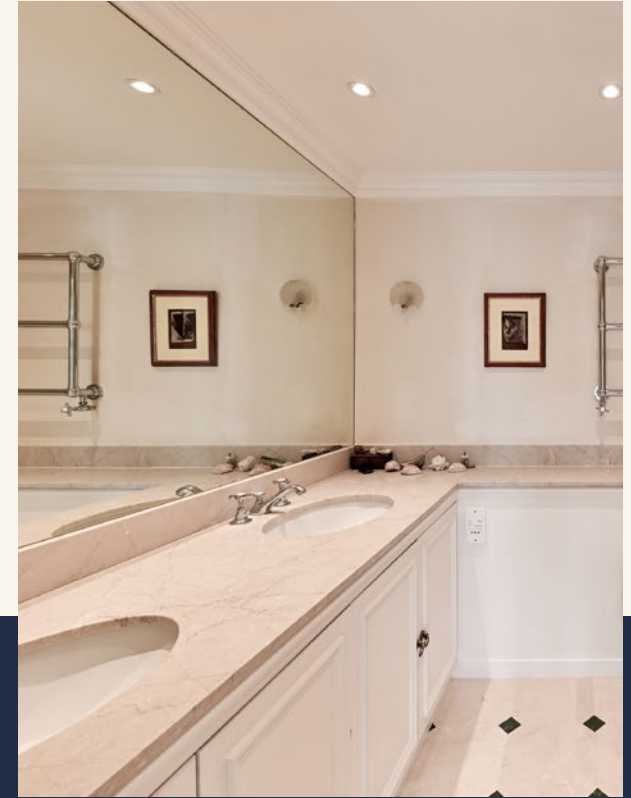




A charming three-bedroom duplex apartment situated on the third and fourth floors (with lift) of a well-maintained period building with a private roof terrace and access to communal gardens STC. Located in the preferred part of this premier and sought after address, this bright and spacious property benefits from excellent living space.

The bright living room with a central fireplace boasts three large south facing windows allowing an abundance of light to flood in. There is a well proportioned double aspect eat-in kitchen.





The apartment has three bedrooms; the principal bedroom has a Juliet balcony and an en-suite bathroom with double sinks. There are two additional double bedrooms located on the same floor, both with built-in wardrobes. One of the bedrooms provides access to attic storage. The family bathroom is well equipped with a bath/shower to accommodate these additional bedrooms.

On the top floor there are stairs that go out onto a stunning and private south facing roof terrace with views over the communal gardens as well as the neighbouring roof tops.

Onslow Gardens is in the heart of the popular and renowned Welcome Trust Estate and is one of South Kensington's best addresses. It is ideally situated for the many restaurants, shops and excellent transport facilities of South Kensington.



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Approx. Gross Internal Area*

1440 ft² / 133.86 m²

(Excluding Attic, Including 4.01 m2 of under 1.5m Area)

Approx. Attic Area*

123 ft² / 11.43 m²

Total Approx. Gross Internal Area*

1563 ft² / 145.29 m²

Guide Price: £3,250,000
Tenure: Leasehold (987 years)
plus Share of Freehold
Service Charge: £14,199 pa
Local Authority: RBKC
Council Tax: Band H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

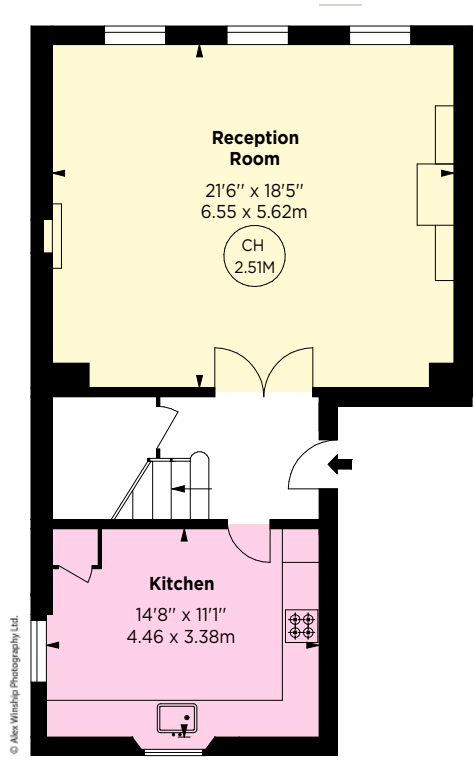
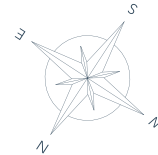
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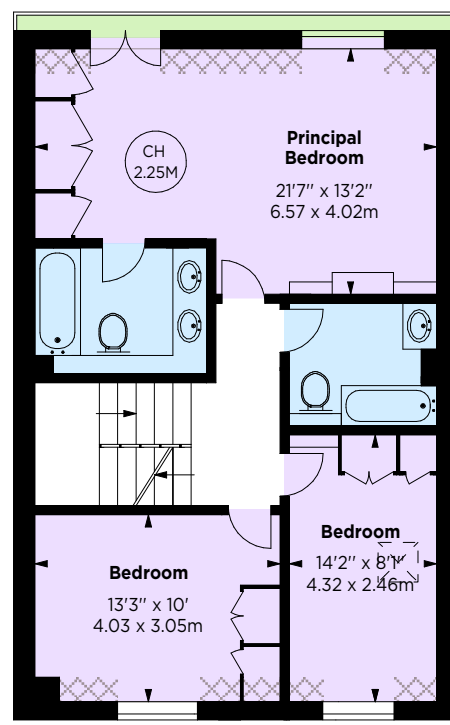
Tedworth Property

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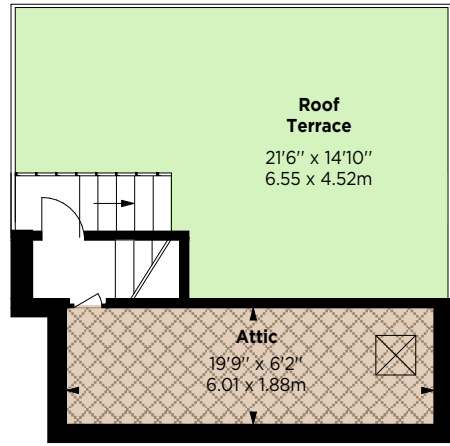
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.



THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR

Key :
CH - Ceiling Height
- Under 1.5m

Disclaimer: Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.