



STANHOPE GARDENS, SOUTH KENSINGTON, SW7

Offers in excess of £800,000

Carter Jonas

STANHOPE GARDENS, SW7

A bright and nicely presented two bedroom flat on the fourth floor (entrance on third floor) of this stucco-fronted period building moments from Gloucester Road. EPC rating: D

Stanhope Gardens is in the heart of South Kensington with access to many local amenities as well as easy access around central London and beyond.

Reception fully fitted kitchen, 2 bedrooms, shower room. n.b. there is no lift in this building. Access to communal gardens.

Leasehold: 109 years left (155 years from 25 March 1979)
 Service Charge: approx. £2,900 per year
 Building Insurance/Sinking Fund: approx. £400 per year
 Ground Rent: £300 per year

Royal Borough of Kensington & Chelsea
 Council tax band: G

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> for further details.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

AMENITIES

- 2 Bedrooms
- Shower room
- Access to communal gardens

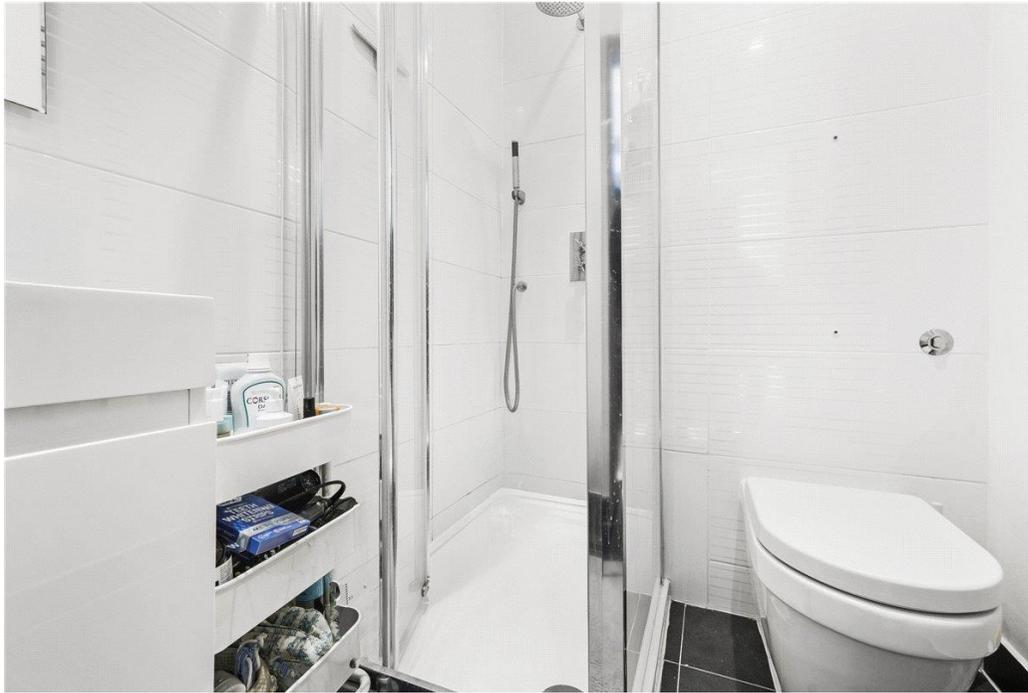
- Gloucester Road underground (Circle, District & Piccadilly lines)
- Good rental investment

TENURE Leasehold

LOCAL AUTHORITY RBKC

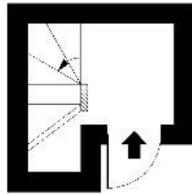
EPC BAND D





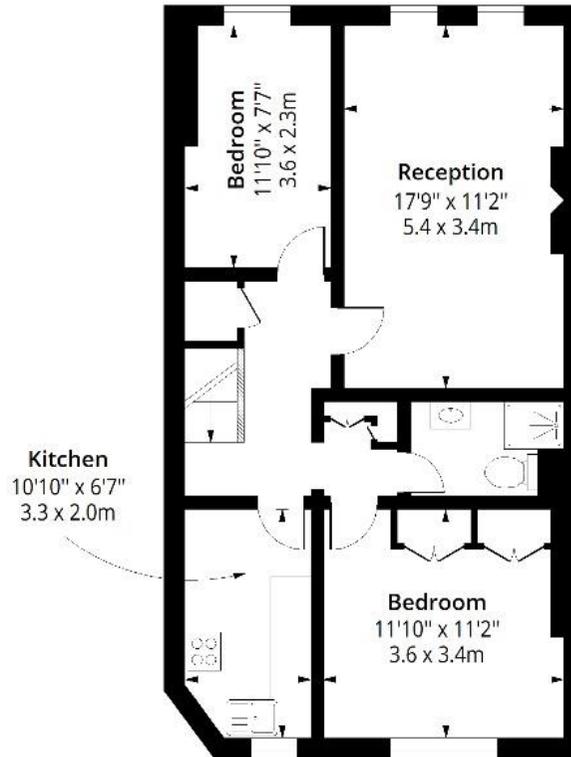
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Approx. Gross Internal Area 718 Sq Ft - 66.70 Sq M



Third Floor

Floor Area 44 Sq Ft - 4.09 Sq M



Fourth Floor

Floor Area 674 Sq Ft - 62.61 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

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