



23, Rosary Gardens

London, SW7 4NJ

An immaculately presented and interior designed two bedroom, two bathroom flat on the lower ground floor of this extremely well maintained red brick period conversion that is situated on the corner of Dove Mews.

This charming flat that is full of character is accessed from Dove Mews via its own private entrance through a small patio and is opposite the communal gardens that are tucked away at the end of this attractive cobbled mews.

The flat has been the subject of an intensive programme of refurbishment by the current owner who has created a wonderful home of immense charm that has been clearly thought out and planned to maximise the available square footage.

Rosary Gardens is ideally situated moments' walk from both Gloucester Road and the Old Brompton Road that offer a variety of shops, restaurants and cafes as well as the excellent transport links at Gloucester Road that include Circle, District and Piccadilly lines.

Asking Price: £1,000,000 Subject to Contract

Tenure: Share of Freehold (984yrs remaining)

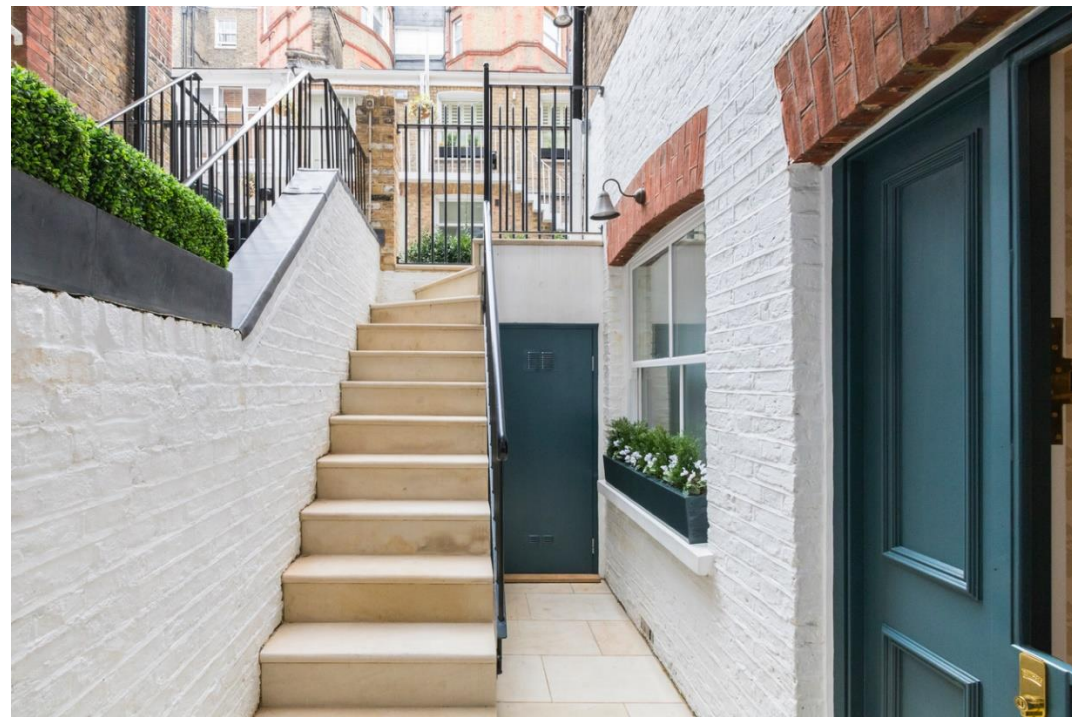
Local Authority: The Royal Borough of Kensington & Chelsea

Council tax band: F

Service Charge: £5,657pa

Ground Rent: Peppercorn





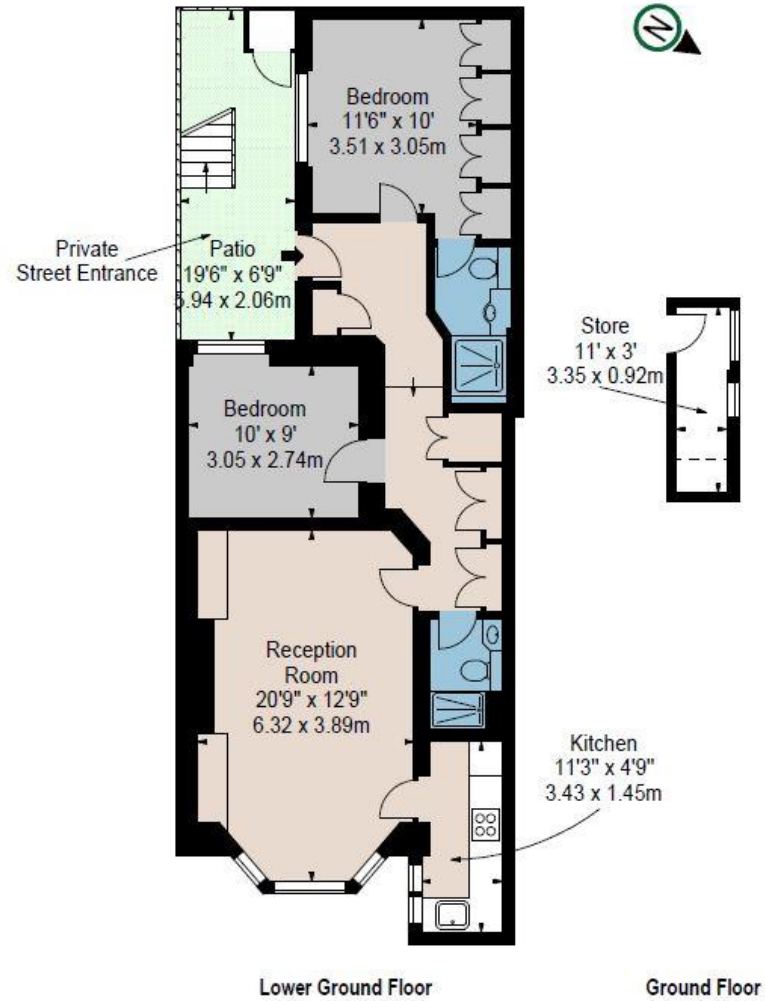
Share of Freehold | Two Double Bedrooms | Private Entrance | Immaculately Refurbished

ROSARY GARDENS SW7

Approx. Gross Internal Area*
828 Ft² - 76.92 M² (Including Store)

Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

* As Defined by RICS - Code of Measuring Practice



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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