



45, Gloucester Road

London, SW7 4QL

A unique split-level studio flat with private terrace.

This well-proportioned Studio apartment is located on the 4th and 5th floor of this Victorian conversion on Gloucester road.

There is a large east facing private terrace located off the reception room overlooking Petersham Mews.

The property is located opposite Cornwall Gardens, convenient for all of the excellent transport, shops, restaurants and bars of Gloucester Road and South Kensington. The green open spaces of Kensington Gardens and Hyde Park are also close by. For the motorist, there is easy access to the A4/M4 towards Heathrow and the West.

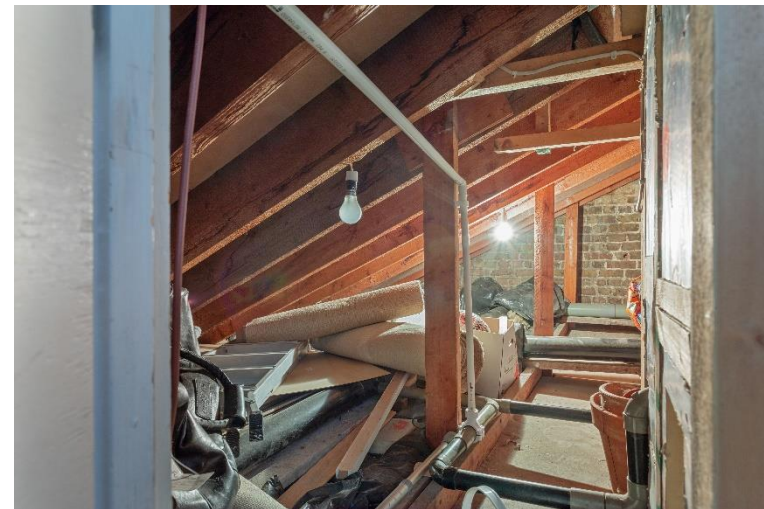
Asking Price: £500,000 Subject to Contract

Tenure: Leasehold (173 yrs remaining)

Local Authority: The Royal Borough of Kensington & Chelsea

Service Charge: Ad-hoc

Ground Rent: Peppercorn





Split-Level | Private Terrace | Long lease

GLOUCESTER ROAD SW7

APPROX. GROSS INTERNAL AREA *

744 Ft² - 69.08 M² (Including Restricted Height Area & Eaves)

528 Ft² - 49.04 M² (Excluding Restricted Height Area & Eaves)

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



FOURTH FLOOR

FIFTH FLOOR

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.

CP CREATIVE
PROPERTY MARKETING



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