



9, Derwent House

London, SW7

An extremely spacious and well-arranged second floor flat with a triple aspect in this well managed ported block on the corner of Stanhope Gardens.

In need of modernisation this extremely spacious and well-arranged second floor flat with a triple aspect in this well managed portered block on the corner of Stanhope Gardens.

The flat extends to 1073sq/ft (99.7sq/m) of accommodation and would benefit from cosmetic updating throughout. The accommodation comprises of three bedrooms with two bathrooms, kitchen and a reception room. Of particular mention is the spacious master bedroom with an en-suite bathroom that is quietly situated at the rear of the block with an attractive South facing view of Stanhope Mews East.

Please note we have been quoted £310,000 to extend the lease.

Stanhope Gardens is an ideally situated garden square that is equidistant from both Gloucester Road and South Kensington that provides a wealth of shops, restaurants and excellent transport links that include Circle, District and Piccadilly lines.

Asking Price: £750,000 Subject to Contract

Tenure: Leasehold (33yrs and 11months remaining)

Local Authority: The Royal Borough of Kensington & Chelsea

Council tax band: G

Service Charge: £5,584 per annum

Ground Rent: £250 per annum





Three double bedrooms | in need of modernisation | Access to communal gardens (subject to separate arrangement) | porter

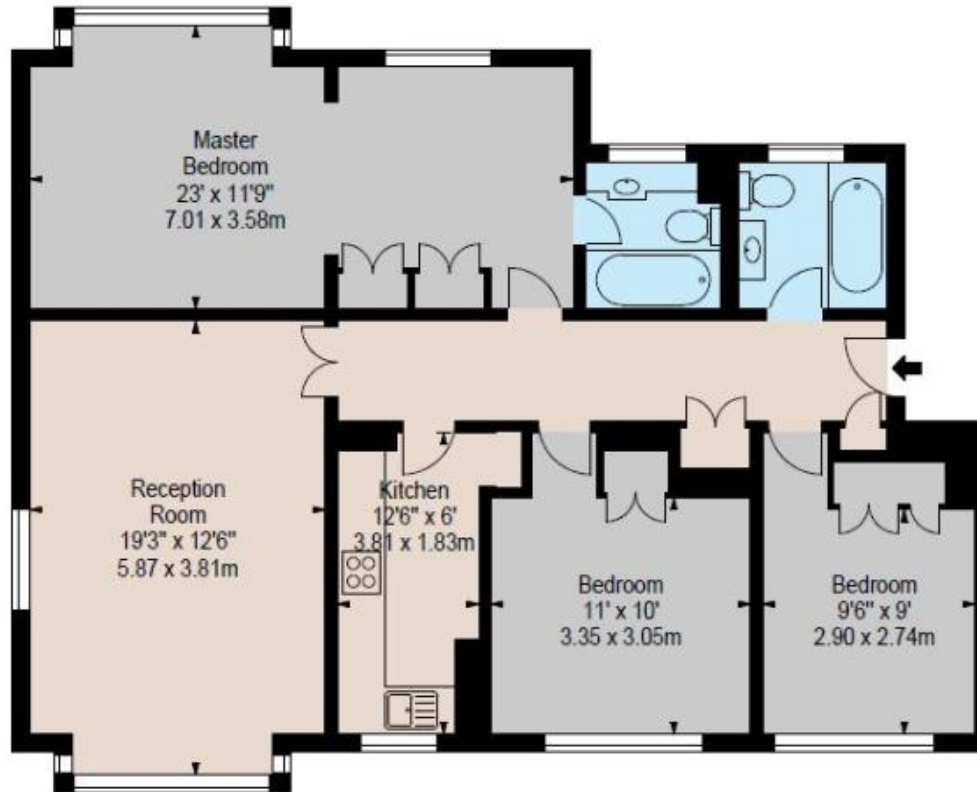
DERWENT HOUSE SW7

Approx. Gross Internal Area *
1073 Ft² - 99.68 M²

All Measurements taken from supplied plan

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



SECOND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	61	
(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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