



9, Rosary Gardens

London, SW7 4NN

A superb one-bedroom duplex apartment located in the heart of South Kensington

Arranged over two floors, this is an incredibly unique one-bedroom flat in a prime address. The property benefits of a new kitchen and bathroom, neutrally decorated reception and it is extremely quiet due to being at the rear of the building overlooking the wonderful mews street.

Rosary Gardens is ideally located to enjoy the fantastic local amenities that the area has to offer and the brilliant transport links with both South Kensington and Gloucester Road underground stations (Circle, District and Piccadilly) within walking distance.

ASKING PRICE: £650,000 Subject to Contract

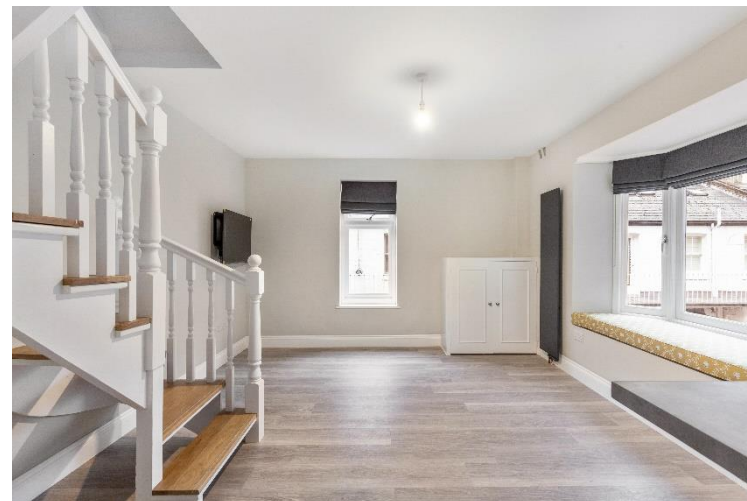
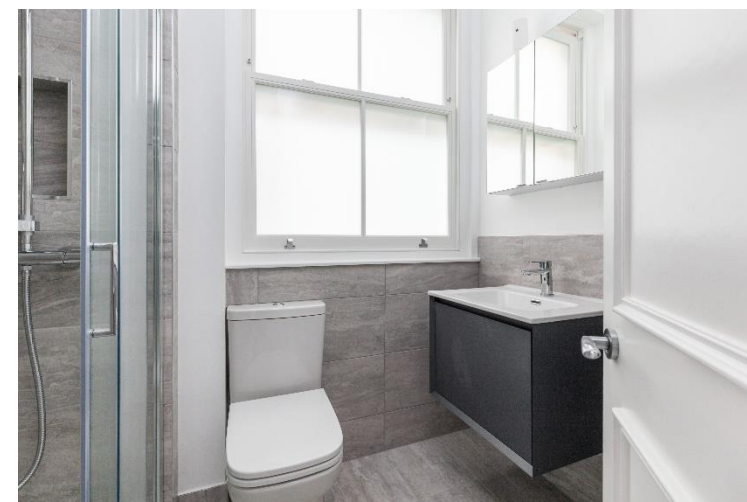
TENURE: Leasehold (new 999yr lease)

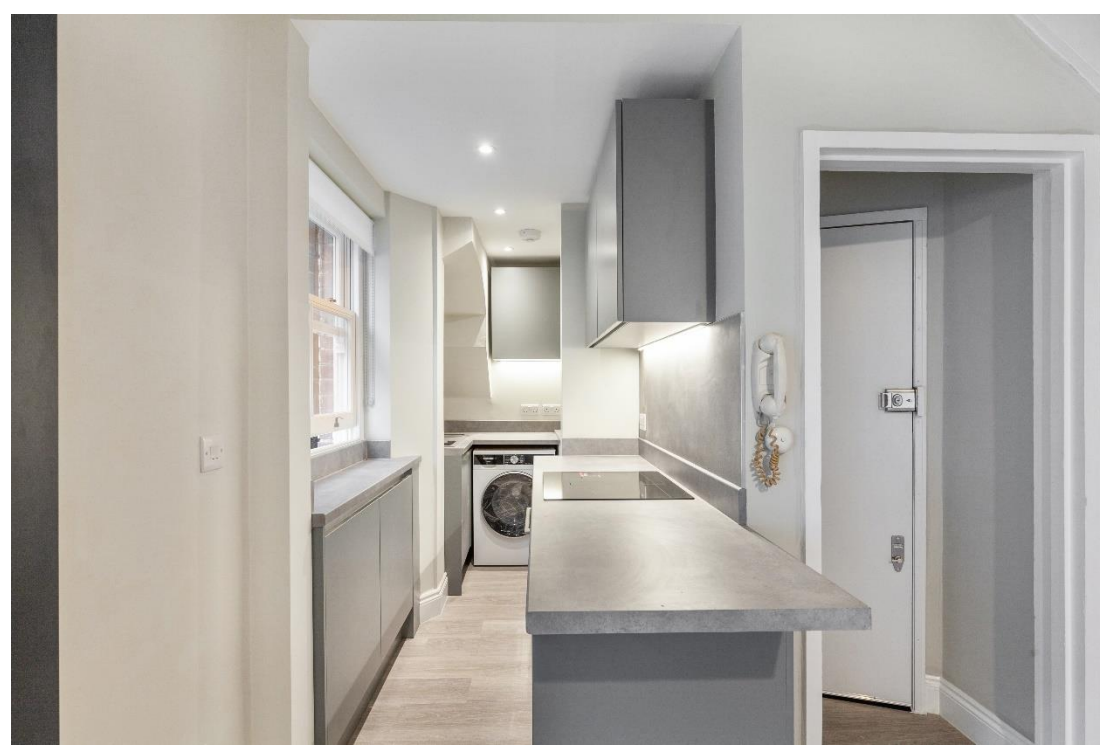
LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band F

SERVICE CHARGE: £2,500

GROUND RENT: peppercorn





New Lease | Split-level | Double Bedroom

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

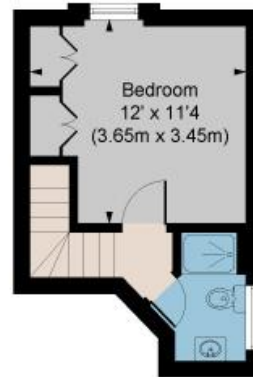
ROSARY GARDENS SW7

APPROX. GROSS INTERNAL AREA *

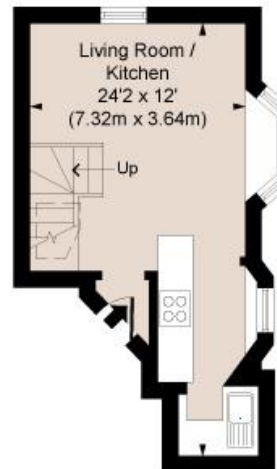
423 Ft² - 39.32 M²

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



FIRST 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

Winkworth

South Kensington Sales | 020 7373 5052

southkensington@winkworth.co.uk

See things differently