



7, Rosary Gardens

London, SW7 4NN

Spacious and large ground floor one bedroom apartment with high ceilings

This large one bedroom apartment is situated on the raised ground floor of a handsome terracotta brick period building. The apartment is well presented throughout and benefits of a large reception room with very high ceiling heights of 3.4 meters, including original period detail.

There is a separate well-appointed kitchen featuring integrated appliances. The apartment has a good size double bedroom suite with sash windows and built-in wardrobe storage, off which sits a bathroom and separate guest loo.

Rosary Gardens is quietly located off the Old Brompton Road and conveniently positioned for the many excellent amenities and facilities to be found along Gloucester Road. Gloucester Road tube station is approximately 480 metres away and the area is very well served by numerous bus routes.

Asking Price: £875,000 Subject to Contract

Tenure: Share of Freehold

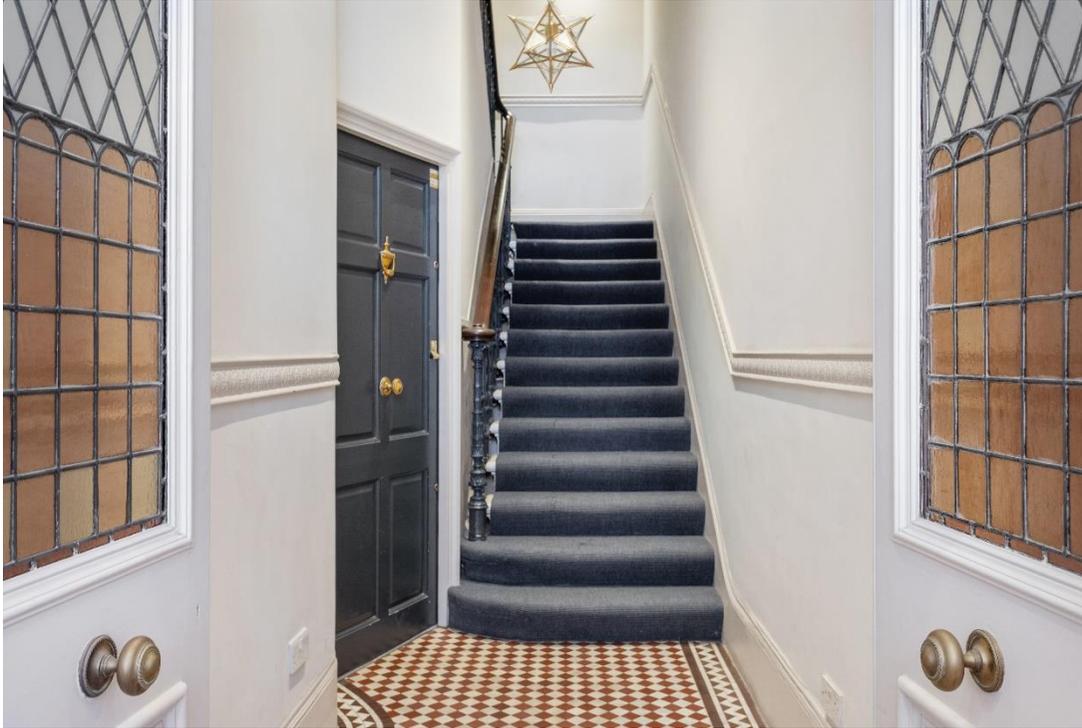
Local Authority: The Royal Borough of Kensington & Chelsea

Council tax band: F

Service Charge: £3,635 per annum

Ground Rent: Peppercorn





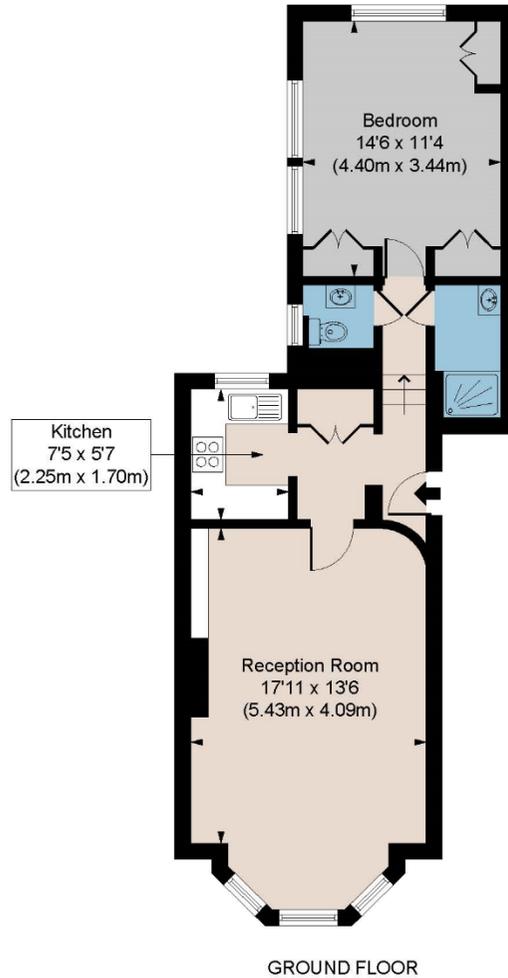
Raised Ground Floor | Share of Freehold | large One Bedroom | Prime Location

ROSARY GARDENS SW7

APPROX. GROSS INTERNAL AREA *
642Ft² - 59.64 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



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	81
(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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