



Harrington Gardens, SW7

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A stunning newly refurbished two double bedroom, two bathroom flat with private patio and terrace.

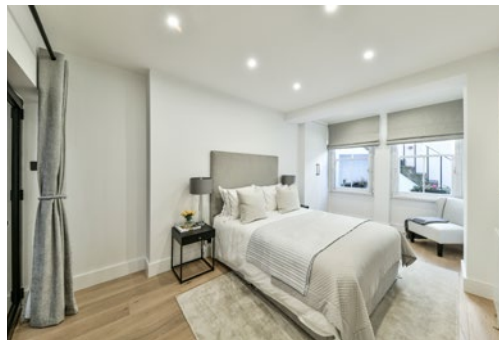
A stunning newly refurbished large two double bedroom, two bathroom flat with a separate study, private terrace, patio area, separate kitchen and access to beautiful communal gardens incl. a share of freehold.

Two bedrooms | Two bathrooms | Reception room | Dining room | Kitchen | Study | Balcony  
Patio garden | Utility room | Storage room  
Communal gardens | EPC Rating E

Harrington Gardens is a highly desirable address located within the heart of South Kensington. Nos. 47-75 were constructed between 1883 - 1885 and share the same architecture as Courtfield Road, having both been designed by Walter Graves. This particular stretch of Harrington Gardens is often referred to as 'the garden side' as it benefits from access into one of the area's most prestigious and beautiful communal gardens.

This particular apartment has been extensively refurbished and is presented to a high standard throughout. The living accommodation is located on the raised ground floor and benefits from large windows providing excellent natural light.

On the first floor there is a fantastic secluded and quiet study area with access to a private terrace. The perfect 'working from home' set up. The lower ground floor is occupied by a spacious dining area, kitchen, utility room, two double bedrooms, principal en suite bathroom, an additional family bathroom plus further courtyard patio.







## Terms

**Tenure:** Share of Freehold 949 years remaining (approx)

**Local Authority:** The Royal Borough of Kensington and Chelsea

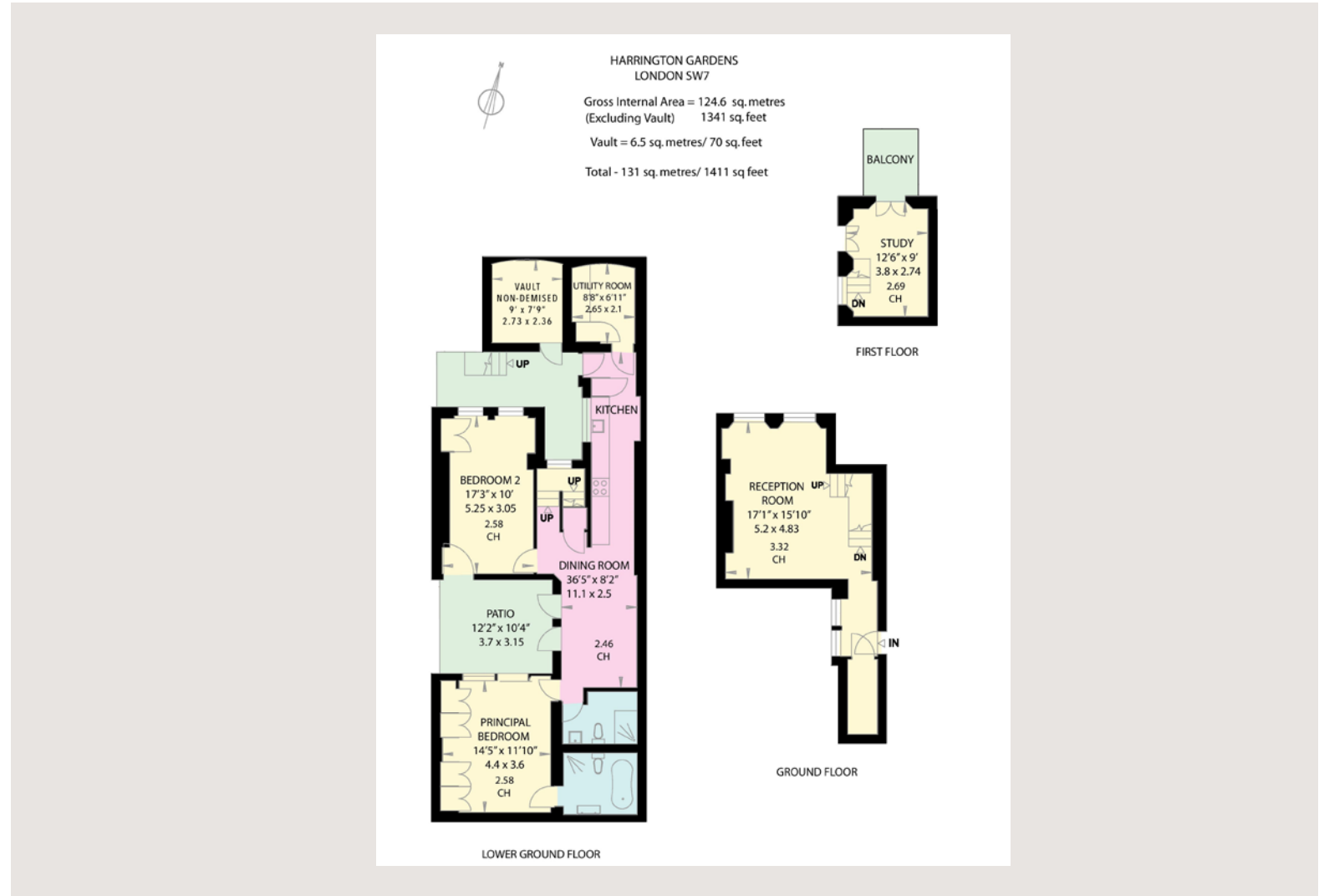
**Service Charge:** £3,400 pa (approx)

**Ground Rent:** £100 pa (approx)

**Guide Price:** £1,950,000

**Council Tax:** Band G

**Broadband:** Yes



## South Kensington

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