

STURGES
LONDON

Clareville Grove, South Kensington

£1,000,000 Leasehold



- 2 Bedroom, 2 Bathroom Garden Flat
- Attractive Reception Room
- Large Galley Kitchen
- Private Decked Patio (with Seating)
- Private Street Entrance : Lobby
- Approximately 791 sq ft [73 sq m]
- Pretty Tree-Lined Residential Street
- Well Located for Extensive Local Amenities



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Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: G

Lease: Approx. 967 years + **SHARE OF FREEHOLD**

Service Charges: Approx. £2500 per annum

Ground Rent: £0

Clareville Grove, South Kensington

A well proportioned and light 2 bedroom, 2 bathroom garden flat located within this extremely attractive converted house on a leading, highly sought after residential road in South Kensington.

The property offers well proportioned rooms throughout focussed upon the centrally situated reception room with most attractive period fireplace, parquet flooring and double doors to a charming decked patio (with seating area). The property offers generous, well equipped galley kitchen with butler sink overlooking the patio, wonderful bay fronted principle bedroom with large integrated wardrobe and ensuite shower room, the 2nd double bedroom and family bathroom.

Additional benefits of the property are the private street entrance leading to a large open lobby and the practical benefit of a long 967 year lease and share of the freehold in the house.

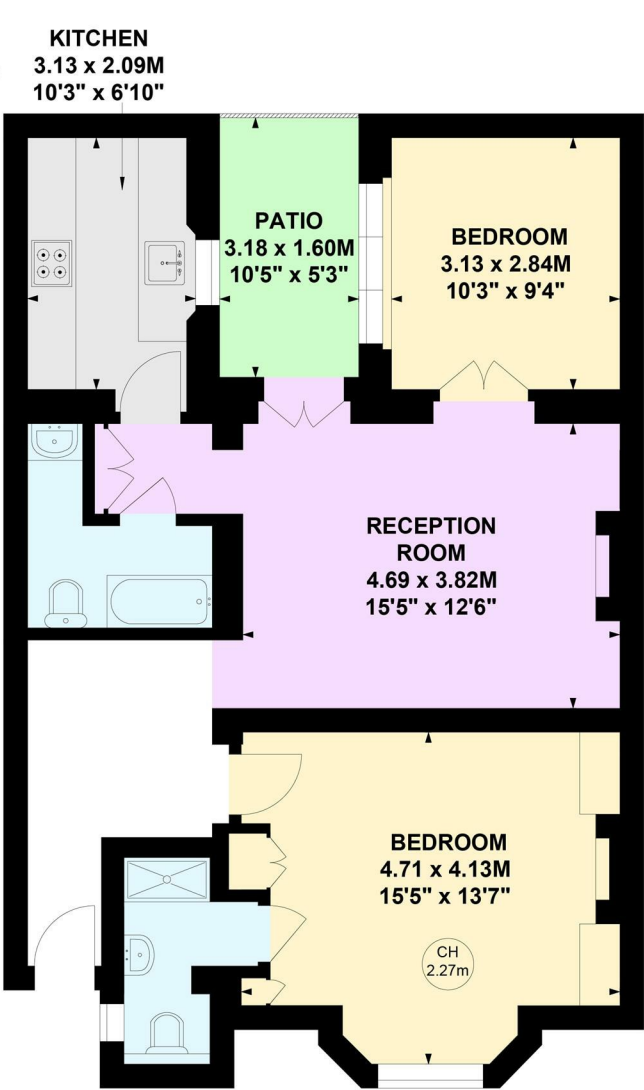
Clareville Grove is a desirable, quiet tree-lined residential road well situated in the heart of South Kensington allowing for extremely easy access to the wide variety of local boutiques, bars and restaurants lining Old Brompton Road and Gloucester Road as well as those of nearby Knightsbridge and High Street Kensington as is the open space of Hyde Park. South Kensington underground station (Piccadilly, Circle & District Lines) is located a mere 7 minute walk (0.3 miles) from the property.

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Clareville Grove, SW7

Approximate gross internal area
73.48 sq m / 791 sq ft

Key :
CH - Ceiling Height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For more information, please contact:

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.