

# Harrington Gardens

SOUTH KENSINGTON, SW7

150 Years

JOHN D WOOD & CO.

London, Country & International Property

# Harrington Gardens

## SOUTH KENSINGTON, SW7

An elegant two/three-bedroom apartment occupying the first floor of an impressive Victorian building on the prestigious Harrington Gardens, SW7, offering approximately 1,450 sq ft of well-proportioned accommodation.

Combining the charm and character of a traditional South Kensington period property with a versatile layout, the property benefits from excellent natural light, generous room proportions and attractive period detailing throughout.

The south-facing reception room provides a bright and welcoming space for both entertaining and everyday living, with an adjoining open-plan kitchen creating a practical and sociable arrangement. A separate cloakroom is conveniently positioned off the entrance hallway.

The two principal bedrooms are both well-proportioned and benefit from en-suite bathrooms, with one further featuring an extensive range of bespoke fitted wardrobes. In addition, a mezzanine room offers excellent flexibility as a home office, guest bedroom or additional living space.

The property forms part of an attractive and well-maintained redbrick Victorian building and is offered with a Share of Freehold and a 999-year lease, providing an appealing long-term ownership proposition.

Harrington Gardens enjoys a highly desirable position in the heart of South Kensington, moments from the excellent selection of shops, cafés and restaurants found along Gloucester Road and in South Kensington itself. The area's renowned cultural attractions include the Victoria and Albert Museum, Natural History Museum, Science Museum and Royal Albert Hall, while Hyde Park and Kensington Gardens are also within easy reach. The world-class shopping of Knightsbridge, including Harrods and Harvey Nichols, is close by.

















Offers in excess of £1,795,000
Subject to Contract

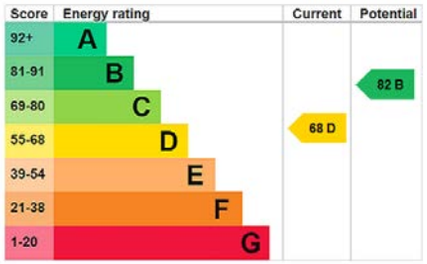
**Local Authority:** The Royal Borough of Kensington and Chelsea

**Council Tax Band:** G

**Tenure:** Leasehold: Lease to be granted on completion

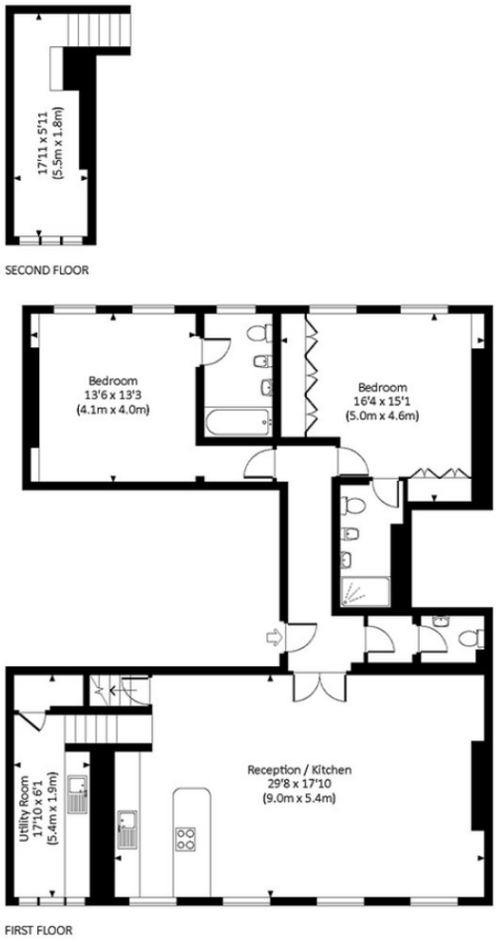
**Reference:** SKN250015

**Approximate Gross Internal Area:**
1451 Sq. Ft. / 134.8 Sq. M.




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Approx. gross internal area
1451 Sq Ft. / 134.8 Sq M.




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