



MILTON  
STONE

# Stanhope Gardens, SW7

£2,750,000 Leasehold

3 bedroom apartment for sale

## Description

A truly magnificent flat offering in excess of 1500 sqft (140 sqm) of accommodation on one floor with access to the private garden square.

The flat is situated on the raised ground floor of this period stucco fronted Victorian building directly overlooking the attractive communal gardens in the heart of South Kensington.

The flat offers stunning entertaining space, a 45ft double reception room with a 3.5m ceiling height, two gas coal effect fireplaces, original cornicing and working shutters.

The flat is situated on the Southern terrace of Stanhope Gardens, which is located between South Kensington and Gloucester road. It has access to both tube stations and is within a few minutes walk to Waitrose and all the shops, restaurants and bars that this vibrant area has to offer as well as direct access to A4 to Heathrow.

Service Charge: £3,307.28 per annum  
Leasehold: 110 years

Tenure: Leasehold (110 years)  
Ground Rent:  
Service Charge:



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## Tenure

Leasehold (110 years)



Stanhope Gardens SW7



Ground Floor

Approx Gross Internal Area 1512 Sq Ft - 140.46 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		<b>79</b>	(69-80) <b>C</b>
(55-68) <b>D</b>	<b>63</b>		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )

Viewing by appointment only  
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