

Onslow Gardens

SOUTH KENSINGTON, LONDON SW7

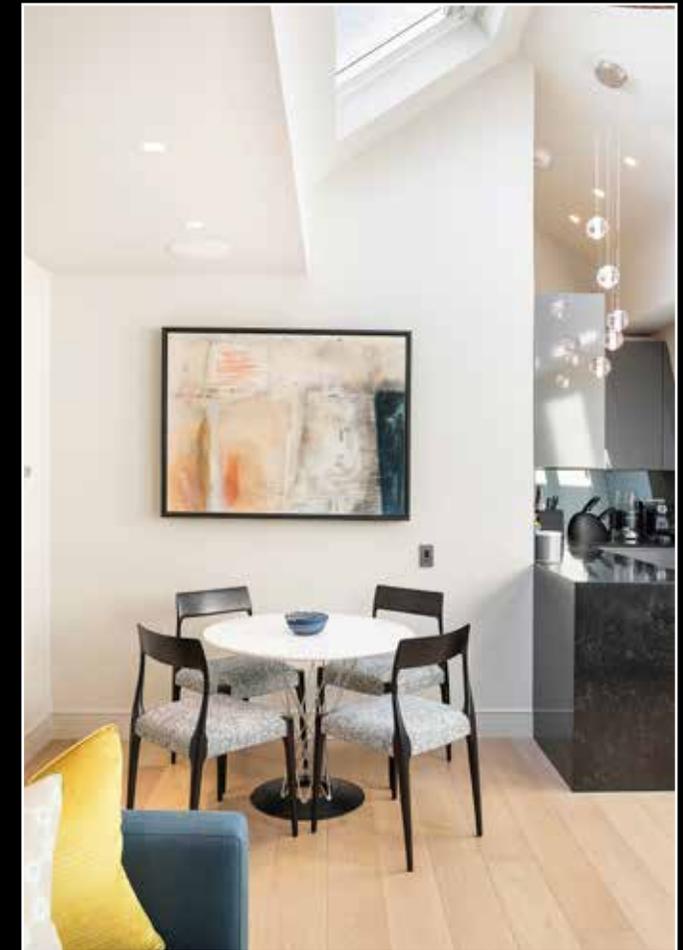
A DEVELOPMENT BY
CHESTER•ROW



Flat 5, 74 Onslow Gardens

Situated on the top floor of a fine white part stucco-fronted period building backing onto the communal gardens, this two bedroom flat has been very recently refurbished and interior designed to an excellent standard with high specification finishes throughout. It enjoys fantastic natural light and offers two good double bedrooms, two shower rooms, a Studio style reception room, the benefit of a large lift and the exclusive use of an un-demised private decked roof terrace is a particular feature.

Onslow Gardens is a prime residential address in the heart of South Kensington, just off Old Brompton Road and close to South Kensington Tube station. Renowned for its elegant terraces of immaculate buildings interspersed with communal gardens, the area has a wonderful selection of shops and restaurants with a nearby farmers market every Saturday. Some of London's best known museums are also close by.



Accommodation

2 Bedrooms, 2 Shower Rooms (1 en-suite), Studio style Reception Room with 11.7ft (3.8m) ceiling height and semi-open plan Kitchen.

Amenities

Decked Roof Terrace (un-demised) easily accessed through electrically operated glass roof light with rain sensor, irrigation system and lighting. 6 Person Lift.

Specification

Kitchen: Grey laminate wall and floor cupboards with high quality appliances including Siemens electric hob, Gaggenau oven, Fisher & Paykel Dishdraw, Integrated Siemens fridge and washer/dryer, Franke sink with mixer tap, Extractor, Granite worktops and mirrored splashbacks.

Shower Rooms: Lined with large marble slabs, both are fitted with good sized showers with glass screens, matching marble basins, Duravit WC's, and mirror fronted medicine cabinets.

Electrical: New electrics with LED ceiling lights, wall washers and designer fittings on Lutron or dimmer switches, Control4 integrated audio visual system with ceiling speakers to most rooms and roof terrace, Panasonic LED TV to reception room, Concealed LED TV integrated into mirror in main bedroom, wired for Sky, smoke alarm.

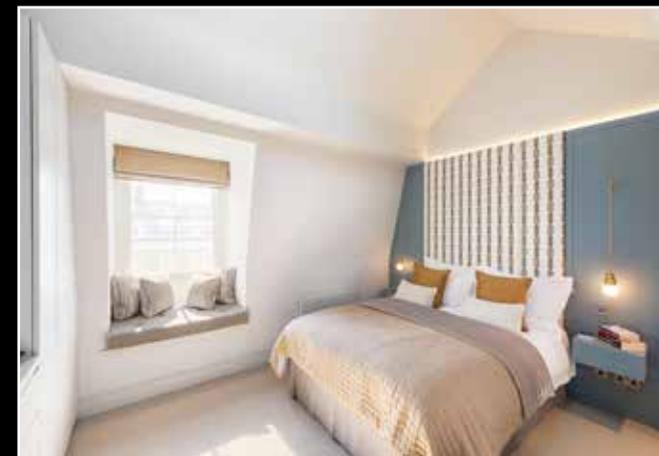
Joinery: Custom made wardrobes providing double and long hanging, built in chest of drawers and wall hung bedside tables to main bedroom, illuminated book/display shelves in reception room, new skirtings and architraves.

Flooring: Wide plank Imbrico grey oak flooring to hall, reception room and kitchen, wool carpets to bedrooms, marble to shower rooms.

Heating: New Worcester Greenstar boiler, flat panel radiators, heated towel rails and underfloor heating to master shower room, contemporary gas fire with remote control to reception room.

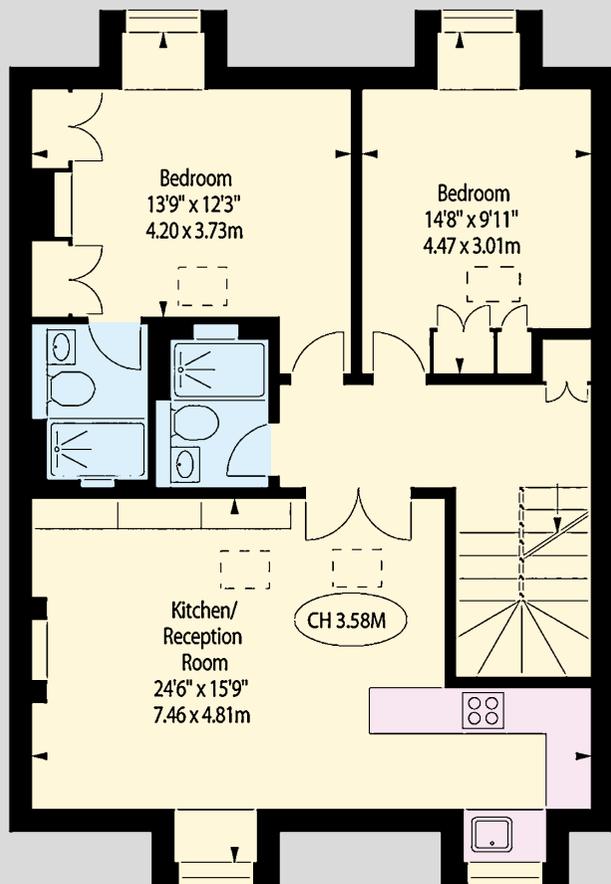
Other: Electrically operated Velux windows with integral blinds and rain sensors, Glass balustrade on staircase, specialist plaster finish to stairwell, window seats with fitted cushions, built in headboard to main bedroom, Roman blinds to all windows.

Most furniture is available by separate negotiation.

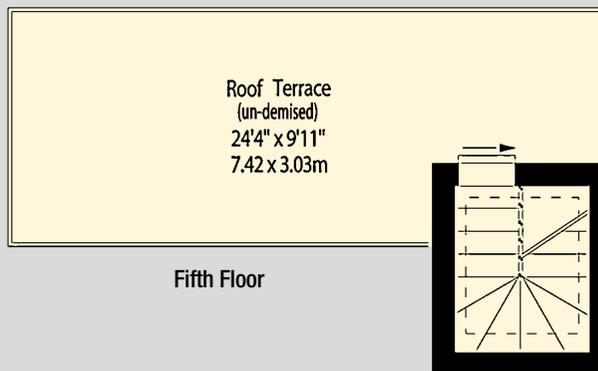


Gross Internal Area: 80.08 sq m / 862 sq ft

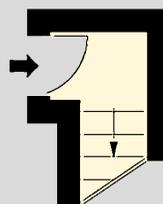
Key:
CH - Ceiling Height



Fourth Floor



Fifth Floor



Third Floor Entrance



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Terms

Tenure: 999 years from 27th January 2006 plus Share of Freehold

Service Charge: Approximately £4,100 per annum

Price: £1,850,000, subject to contract