

Onslow Square

SOUTH KENSINGTON, LONDON, SW7 3NP

Kaye & Carey



A superb Ground and First Floor maisonette, with the original private street entrance and stone staircase, located on one of London's best garden squares.

Unique in layout and offering more the feel of a house, this wonderful home has direct access to a communal garden to the rear as well as views of and access to the two beautiful square gardens opposite - one with a tennis court.

Refurbished in 2018 to a very high specification including over-height doors and wood flooring, there is a grand principal bedroom, three further double bedrooms upstairs complemented by good entertaining space and a study on the ground floor. There is also a very useful storeroom in the basement for bikes etc.

Built in about 1845, the exterior was redecorated last year, and the building is served by a resident caretaker.

Onslow Square is a highly desirable address in prime South Kensington with its tube station and excellent local shops and cafes within a few minutes' walk. Knightsbridge and Chelsea are also nearby.



Accommodation and Amenities

4 Double bedrooms, Principal Bathroom, Steam Shower Room, Cloakroom, Elegant Reception Room, Bespoke fully equipped Kitchen Dining Room, Study, Original Private Entrance, Staircase Hall,

Utility Cupboard, Independent gas heating with under floor heating to Bathroom and Shower Room, Direct access to rear Communal Garden, Two large Square Gardens – one with Tennis Court, 2 Balconies, Storeroom, Resident Caretaker.



Gross Internal Area: 174.46 sq m / 1,877 sq ft including basement storage
Basement Storage: 4.08 sq m / 43 sq ft



Terms

Leasehold: Expiring 24th December 2190, approx. 170 years unexpired

Ground Rent: Peppercorn

Service Charges: £7,387.04 for year ending 24th December 2020 representing 5.71% of block expenditure including reserve fund contribution of £1,142 per annum. Additional Garden Charge: £749.67 per annum.

Local Authority: Royal Borough of Kensington & Chelsea

Price: £4,950,000 Subject to Contract



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Specialists in garden square property

Energy Efficiency Rating		Current	Potential
<small>More energy efficient - lower running costs</small>			
(92-)	A		
(81-91)	B		
(69-80)	C		73
(58-68)	D		
(49-57)	E	44	
(39-48)	F		
(1-38)	G		
<small>Less energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>			
<small>EU Directive 2002/91/EC</small>			

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