

# Charlesworth House, 48 Stanhope Gardens

SOUTH KENSINGTON, LONDON SW7 5RD

Kaye & Carey



A bright, newly decorated and carpeted 2 bedroom apartment (661 sq.ft / 61 sq.m) on the second floor of this secure purpose built block overlooking Stanhope Mews West.

Approached through a smart main entrance and across a Japanese themed courtyard, the apartment offers a good-sized reception room, 24-hour concierge, a secure underground parking space entered from the mews and accessed by lift from within the building, plus use of lovely square gardens. With all these facilities, it would be ideal as a letting investment or secure London home that is easy to lock up and leave.

Stanhope Gardens is well served by excellent amenities including both Gloucester Road and South Kensington Underground stations; Knightsbridge is also within comfortable walking distance.



## Accommodation

2 Double bedrooms, En-suite shower room, Bathroom, Double aspect reception room with well-equipped open plan kitchen, Entrance hall.

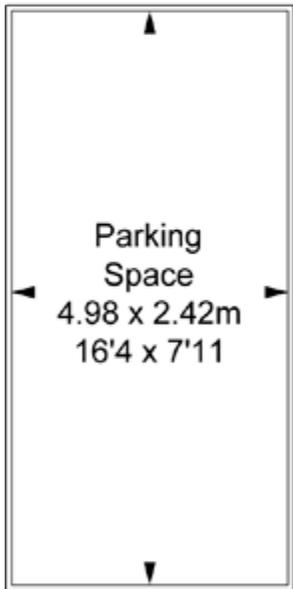
## Amenities

Basement parking space No.64 (level B3), 24-hour concierge service with CCTV, Thermostatically controlled underfloor heating throughout, Independent hot water, Video entry telephone, Key access to large communal garden square.

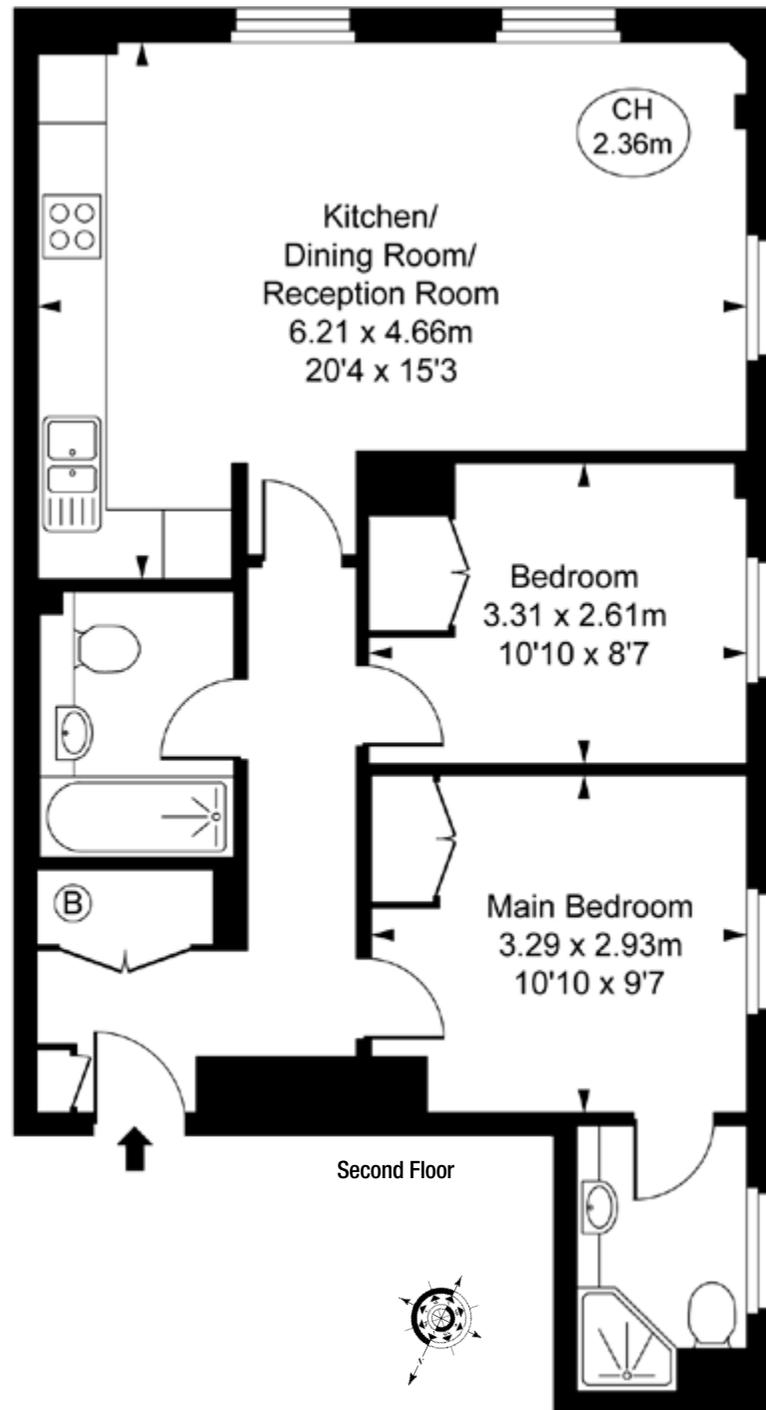


Gross Internal Area: 61.38 sq m / 661 sq ft

( Not shown in actual location or orientation )



Lower Ground Floor



**Terms**

**Leasehold:** 999 years from January 1996, approximately 975 years unexpired.

**Ground Rent:** £300 per annum

**Service Charges:** currently £5,110 per annum to include 24-hour concierge, buildings insurance and reserve fund contributions

**Local Authority:** Royal Borough of Kensington & Chelsea

**Guide Price:** £1,175,000, Subject to Contract

**Kaye & Carey**

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Specialists in garden square property

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Not energy efficient - higher running costs	G		
		79	81

England, Scotland & Wales  
EU Directive 2002/91/EC