



**GLEDHOW GARDENS, SOUTH KENSINGTON, SW5**  
**£1,450,000**

**Carter Jonas**



# GLEDHOW GARDENS, LONDON, SW5

A spacious recently redecorated three bedroom, three bathroom flat situated on the lower ground floor of a period building. This is a rare opportunity to rent a property with direct access to the beautiful communal gardens. EPC rating: C

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Gledhow Gardens is a mature garden square ideally situated in South Kensington within easy walking distance of the exclusive amenities of Old Brompton Road, Gloucester Road and Earls Court.

Large reception with fully fitted open-plan kitchen, three double bedrooms, three en-suite bathrooms, cloakroom, patio. Direct access to communal gardens.

Leasehold with Share of Freehold  
Service charge - as of June 2024 £2880 p.a.  
Royal Borough of Kensington & Chelsea  
Council tax band: G

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

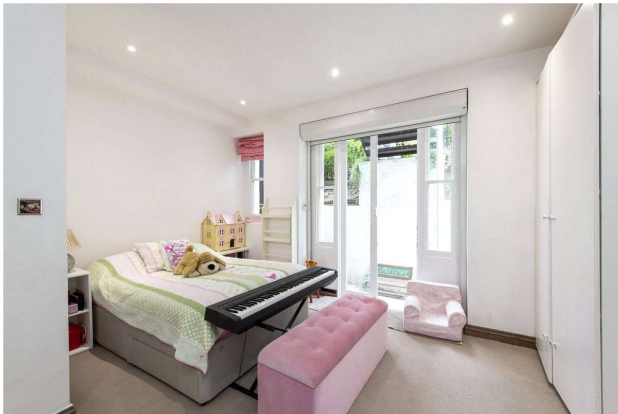
For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> for further details.

**TENURE** Share of Freehold

**LOCAL AUTHORITY** Royal Borough of Kensington & Court

**EPC BAND** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Classification L2 - Business Data

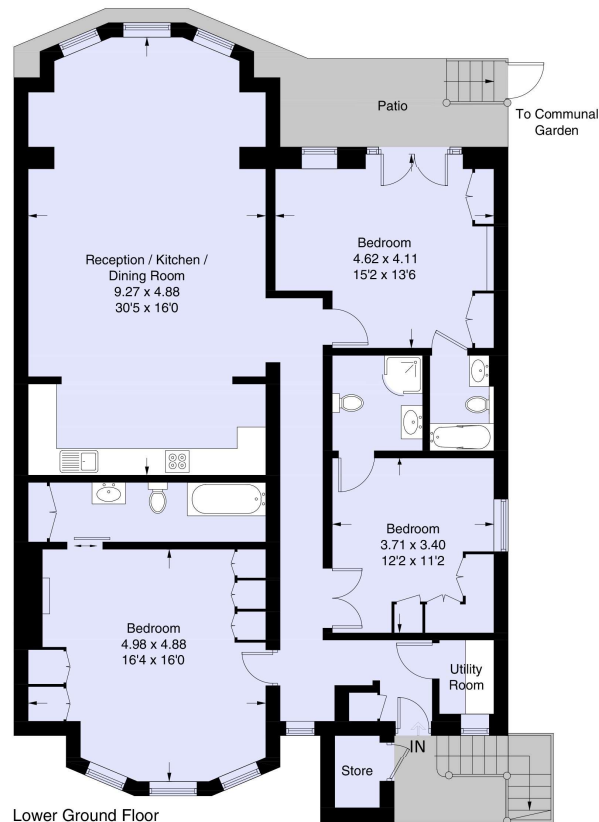




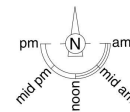


## Gledhow Gardens, SW5

Approximate Gross Internal Area = 131.2 sq m / 1412 sq ft  
Including Limited Use Area = 0.3 sq m / 3 sq ft  
Store = 1.6 sq m / 17 sq ft  
Total = 132.8 sq m / 1429 sq ft



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



# Carter Jonas

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