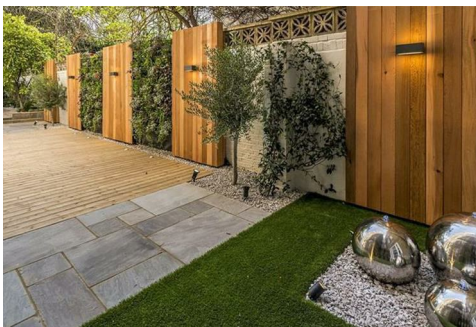




CHATTERTON | REES



27 Malvern Court, London, SW7 3HY

**£2,695,000**

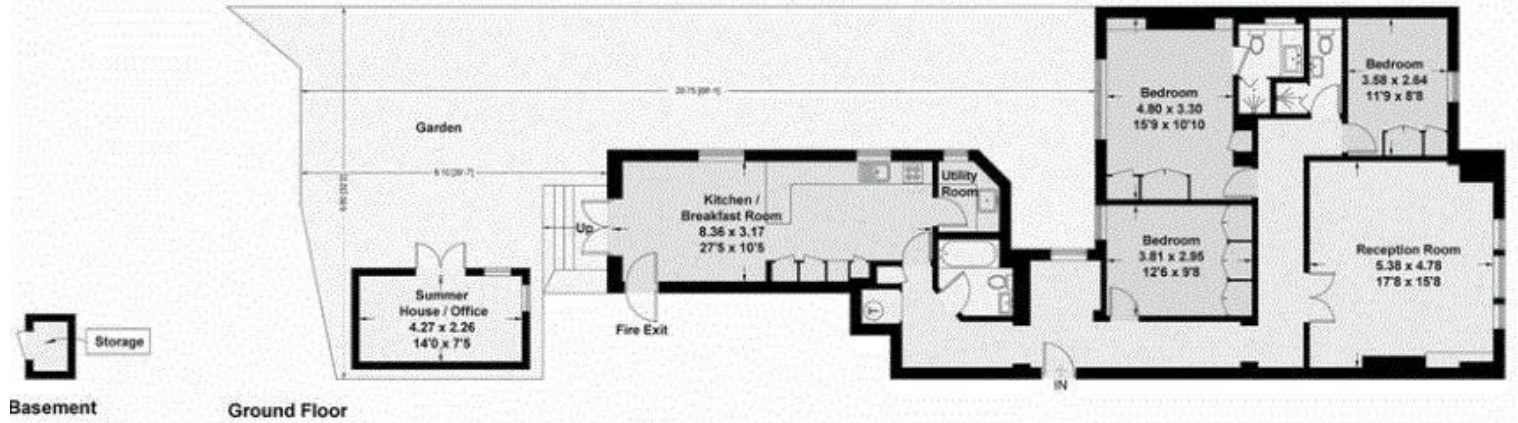
Situated on the ground floor of this mansion block with porter, in the heart of South Kensington, this 3 bedroom, 3 bathroom lateral flat is presented beautiful condition with a substantial landscaped private garden area with summer house. Entered via a portered entrance and recently refurbished common areas, this newly refurbished apartment enjoys an excellent reception room with fireplace, plus a large kitchen with a dining area granting direct access to the private garden. The impressive landscaped private garden benefits from an outbuilding which could be used as a office, art studio or gym. In addition, the 3 bedrooms are well proportioned and served by 3 bathrooms (2 ensuite), all with fitted cupboards.



# Floor Plan

## Malvern Court, Onslow Square, SW7

Approximate Gross Internal Area = 135.0 sq m / 1454 sq ft  
 Summer House / Office = 10.9 sq m / 118 sq ft  
 Total = 145.9 sq m / 1571 sq ft



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.