

LEXINGTONS



FOR
SALE

Gloucester Road, London, SW7
Asking Price £235,000

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11/96 Gloucester Road London, SW7 4AP

- Charming studio flat located in the highly sought-after area of South Kensington
- Sold with a 999 year lease and low outgoings
- Cleverly designed open-plan kitchen maximizing the compact space
- With high ceilings and double glazed window
- Perfect as a rear facing pied-à-terre for city living or a cozy urban retreat
- Easy access to a variety of shops, renowned museums, exquisite restaurants, and excellent transport links

Charming Studio Flat in South Kensington

This delightful, newly refurbished, third-floor studio flat features an open-plan kitchen, high ceilings and a modern shower room. Situated at the rear of the building this cleverly designed studio flat maximizes its compact space and serves as an ideal pied-à-terre in the heart of highly sought-after South Kensington. Enjoy easy access to an array of shops, renowned museums, exquisite restaurants, and excellent transport links, making it a perfect urban retreat for city living. **Please note that the furnishings depicted in some rooms have been included to enhance the visual appeal and do not form part of the property.**

Misrepresentation Act 1967

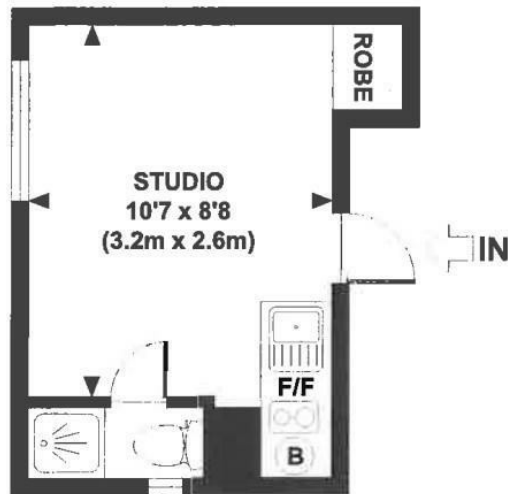
The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.



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Directions



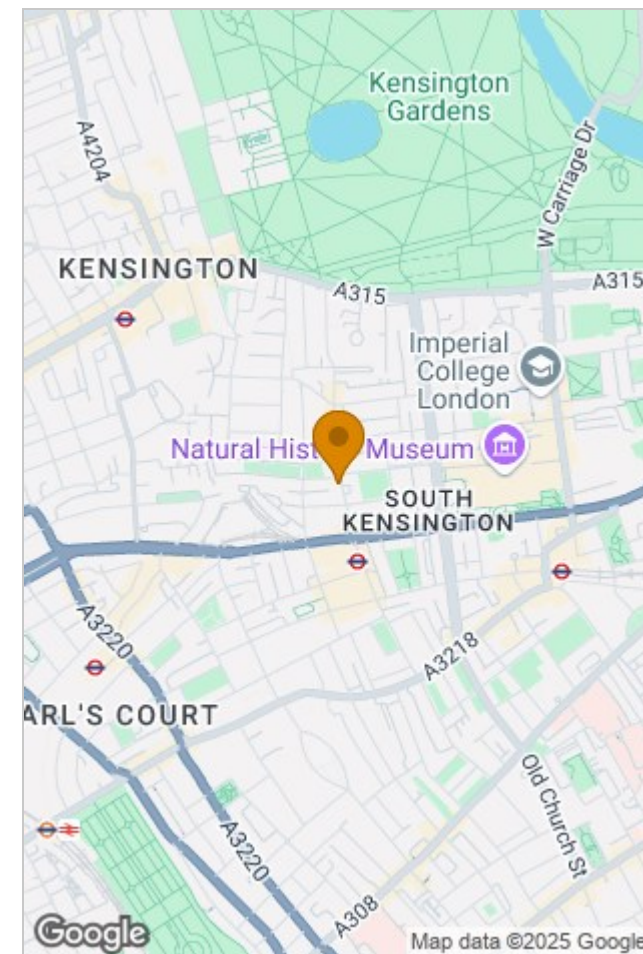
**THIRD FLOOR MEZZANINE
GROSS INTERNAL
FLOOR AREA 117 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 117 SQ FT / 11 SQ M
Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.
Floorplans supplied by www.draftingfloorplan.com

Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	71		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	