



# Barkston Gardens, Earls Court, SW5

Offers In Excess Of £1,750,000, Leasehold - Share of Freehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

A superb, light and airy, two double bedroom, two bathroom, first floor mansion apartment, with high ceilings, balcony and wonderful views over a beautiful gardens square.

Of particular note is the reception and master bedroom with floor to ceiling windows, which provide access to a balcony over looking the communal gardens.

Barkston Gardens is situated within easy walking distance of the local transport and shopping amenities of both Earl's Court and Gloucester Road. The nearest underground station is Earl's Court (approximately 0.2 miles away) for the District and Piccadilly lines, whilst motorists will benefit from rapid routes to the West and Heathrow Airport via M4.

Entrance Hall : Reception Room : Kitchen : Master Bedroom With Ensuite Bathroom : Bedroom 2 : Shower Room : Balcony : Porter : Lift : Access To Communal Gardens : EPC Rating C

## Key Features

- DIRECT VIEWS OVER GARDEN SQUARE
- BALCONY
- HIGH CEILINGS
- LIFT
- DAY PORTER
- FIRST FLOOR

## Terms

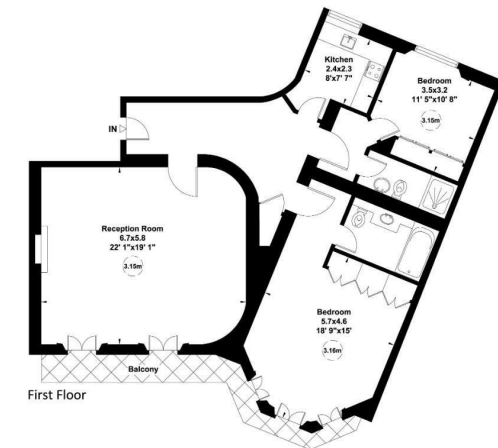
Share Of Freehold with a Leasehold 956 years  
 Service Charge : £4,829.80 per annum  
 Ground Rent: peppercorn  
 Council Tax : Kensington and Chelsea Bang G

### Barkston Gardens, W5

Gross internal area (approx.)

119 Sq m (1285 Sq ft)

For identification only. Not to Scale



For guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.