



Harrington Gardens, London

SW7

HAMPTONS
INTERNATIONAL

Beyond your expectations

A first floor flat over looking beautiful communal gardens

Hamptons International

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www.hamptons.co.uk

First floor | Two bedrooms | En-suite bathroom | Separate shower room | High ceilings | Period features | Enviably garden views | Roof terrace | Balcony | 1074 sq. ft. | Redbrick period conversion

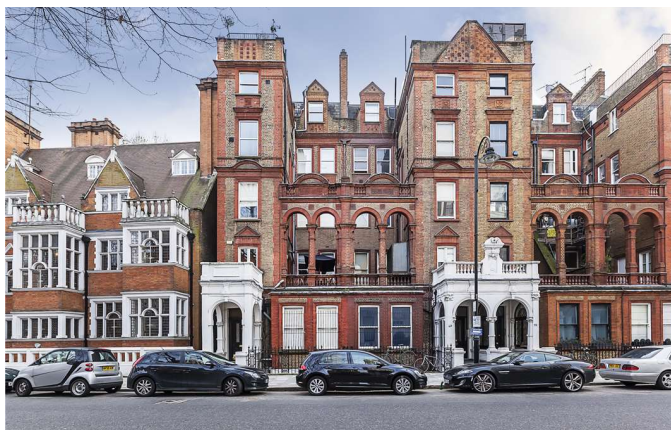
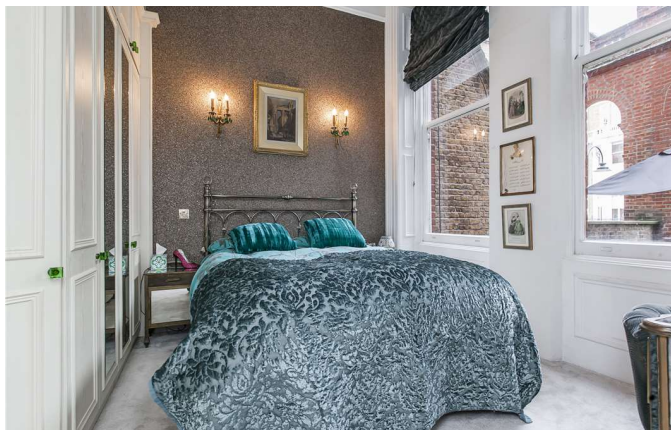
Offers in excess of £1,750,000 Share of Freehold

Description

The flat is beautifully presented with grand proportions, high ceilings, wooden flooring and period features throughout. The main reception is spacious arranged to the rear, with a semi open plan and large bay window allowing for stunning views across the private garden square. The master bedroom also benefits from a modern en-suite bathroom and views over the front terrace. The second bedroom is also well arranged with double aspect and access to the terrace and balcony. There is a modern shower room from the hall and a mezzanine level over looking the main reception and gardens, ideal for use as a separate reception or study.

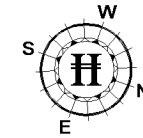
Location

Harrington Gardens is located in South Kensington, just North of the Boltons and the Old Brompton Road. This property has excellent access to a wide range of amenities including South Kensington, Chelsea and Kensington. The property has good access to a number of underground stations with Gloucester Road (District, Circle and Piccadilly lines) the nearest. With Kensington Gardens, Hyde Park and Holland Park also near, this location is ideal.

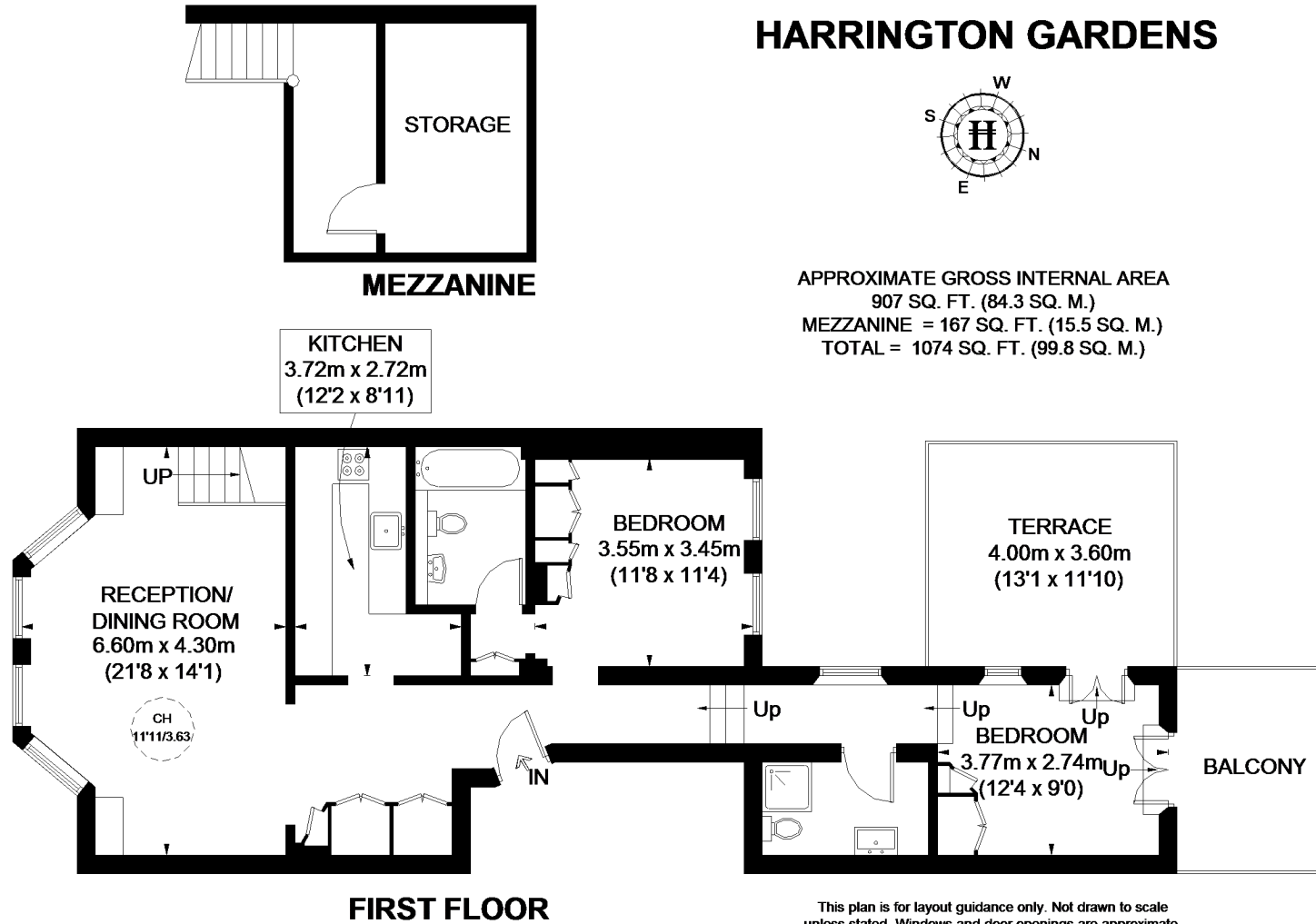


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

HARRINGTON GARDENS



APPROXIMATE GROSS INTERNAL AREA
 907 SQ. FT. (84.3 SQ. M.)
 MEZZANINE = 167 SQ. FT. (15.5 SQ. M.)
 TOTAL = 1074 SQ. FT. (99.8 SQ. M.)



This 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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID220588)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

