



Petersham House, 29-37 Harrington Road  
London, SW7



*Beyond your expectations*

# A well presented two bedroom triple aspect flat

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Reception Room | Kitchen | Master Bedroom with En Suite Bathroom | Further Bedroom | Separate Shower Room

**Asking Price £1,300,000 Leasehold**

## Description

A bright and well presented two bedroom flat on the fourth floor of this centrally located South Kensington apartment block, with a caretaker and a lift.

The flat is attractively presented and offers well proportioned accommodation comprising a reception room with views looking up Petersham Place of the Natural History Museum, kitchen, a generous master bedroom quietly situated overlooking Reece Mews, second bedroom and bathroom as well as plentiful storage throughout.

## Location

Situated on Harrington Road, the apartment is well located for the shops, restaurants and public transport facilities of South Kensington and Gloucester Road.

There is an excellent selection of local schools, including the French Lycee.

The property is also conveniently situated for the open spaces of Hyde Park and the Royal Albert Hall. A number of world class museums, including the Natural History Museum, the Science Museum and the Victoria and Albert Museum are within close proximity.

## Additional Information

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax: Band G

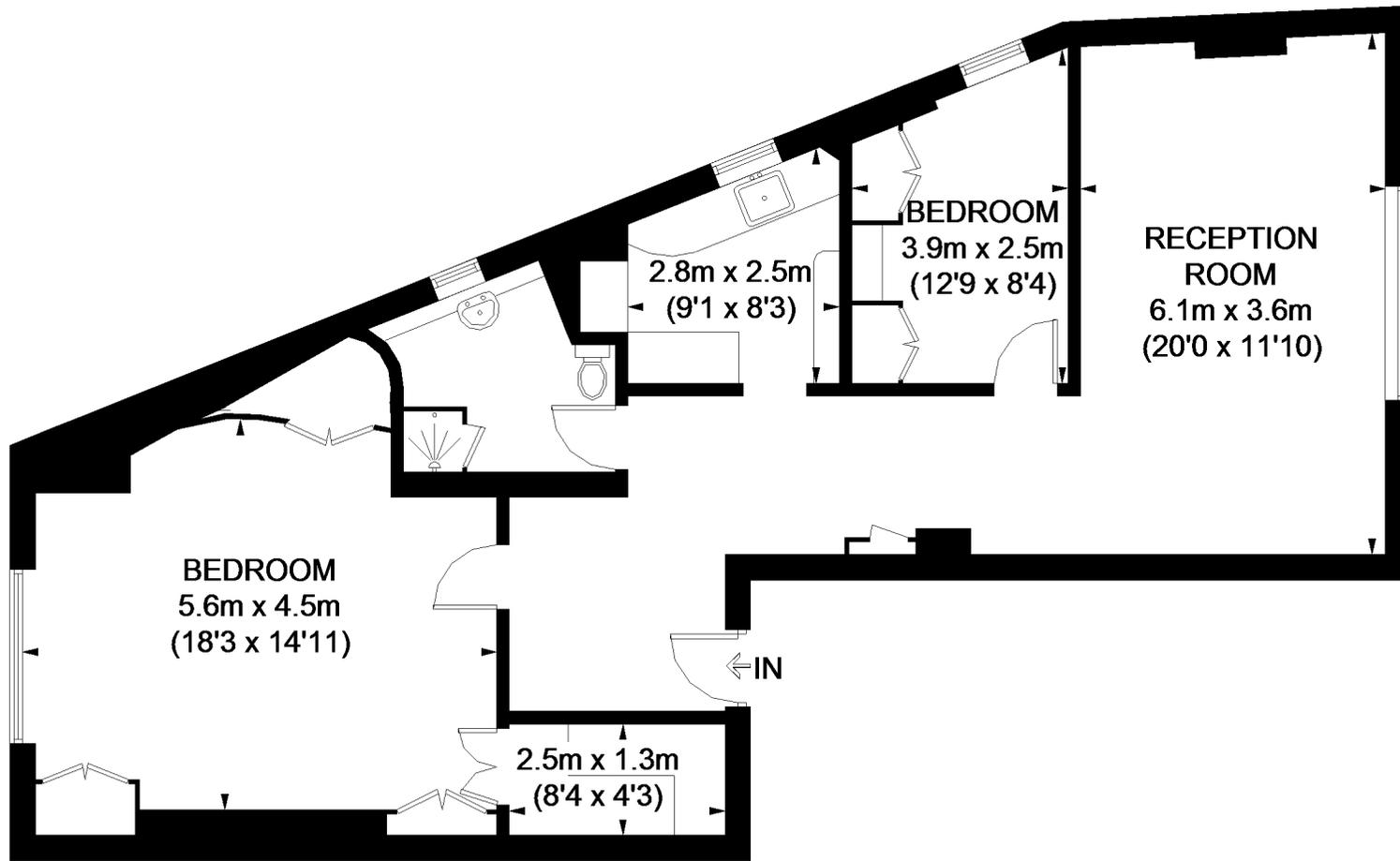
Tenure: Leasehold expiring 24/12/2079 (approx. 64

years remaining)

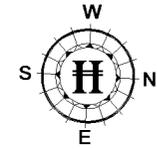
Service charge: £4,572



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## PETERSHAM HOUSE



APPROXIMATE GROSS INTERNAL AREA  
983 SQ. FT. (91.3 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 (ID150344)

## FOURTH FLOOR

**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.

