



WETHERBY PLACE | SOUTH KENSINGTON SW7



A BEST IN CLASS ONE BEDROOM APARTMENT WITH GENEROUS RECEPTION SPACE AND A LARGE BATHROOM, SITUATED IN A PROMINENT CORNER POSITION MOMENTS FROM GLOUCESTER ROAD.



Positioned on the second floor of a well-maintained period building, the flat is entered into a wide and attractive entrance hall with coat cupboard. There is a large drawing room and dining room towards the front of the apartment, which is the ideal room in which to relax or entertain. This room offers a ceiling height of over 2.8 meters. A west facing corner window perfectly captures the afternoon light. Adjacent is a fully fitted kitchen with space for informal dining. The bedroom is on a split level which creates the perfect separation from the reception space. A charming bay window pulls light most pleasingly into this room and there is ample space for a large bed as well as furniture. This bedroom is supported by a good bathroom with a large bath, as well as a walk-in shower.



Wetherby Place sits between Hereford Square and Rosary Gardens and is a sought-after residential address in the heart of South Kensington. Gloucester Road and South Kensington Stations (District, Circle and Piccadilly lines) are 0.2 miles away and 0.5 miles away respectively.

ACCOMMODATION

Entrance Hall | Reception Room / Dining Room | Kitchen | Bedroom | Bathroom | EPC D

TERMS

Asking Price £1,175,000 | Tenure Leasehold: 215 years commencing from 25 December 1974

Service Charge (Including reserve fund) £1,498 for the 6 months to June 2022

Local Authority The Royal Borough of Kensington and Chelsea



APPROXIMATE GROSS INTERNAL AREA


714 SQUARE FEET 66.3 SQUARE METRES (EXCLUDING REDUCED HEADROOM)

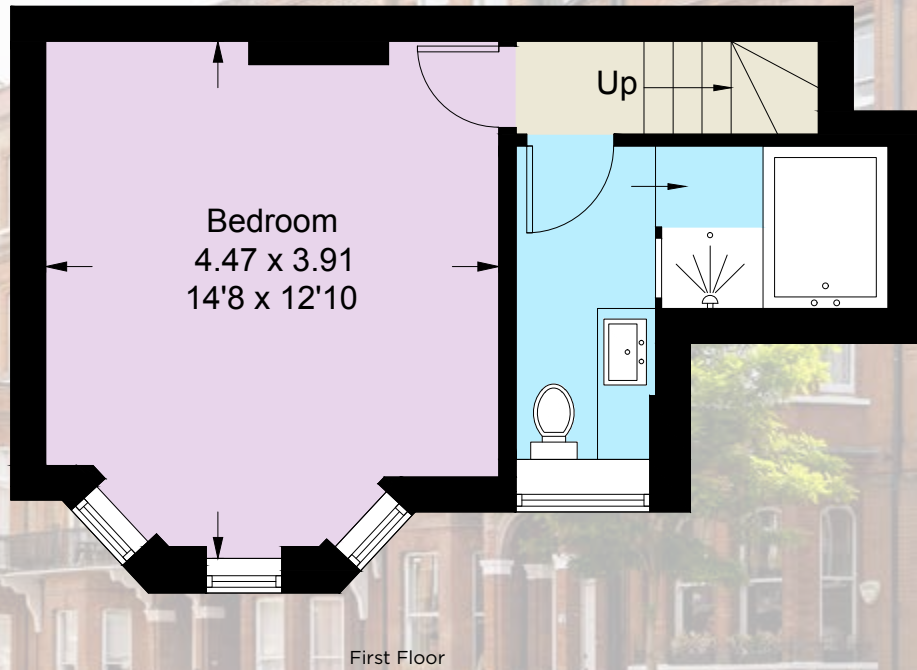
REDUCED HEADROOM= 2 SQUARE FEET 0.2 SQUARE METRES

TOTAL = 716 SQUARE FEET / 66.5 SQUARE METRES

INCLUDING LIMITED USE AREA (9 SQUARE FEET / 0.8 SQUARE METRES)



 = Reduced head height below 1.5m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		

MASKELLS 

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.