



BINA GARDENS, LONDON, SW5



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Set behind a double fronted Victorian façade lies this exceptional penthouse maisonette combining the perfect balance of living and bedroom accommodation with a grand reception room, three double bedroom suites and an abundance of natural light. Entered via the second floor, this share of freehold property has exceptional outside entertaining space in the form of a 40' balcony, accessed by three sets of French doors, and a stunning roof terrace with 360-degree panoramic views across the city and far-reaching to the south.

Bina Gardens is ideally situated off the Old Brompton Road, close to the abundance shops, bars and restaurants the area has to offer. The closest underground stations are South Kensington and Gloucester Road.

Entrance hall · Double reception room · Kitchen/breakfast room · Principal bedroom with en suite bathroom · Two further bedrooms with en suite bath/shower rooms · Cloakroom · Private roof terrace · 40' balcony · EPC Rating D · Council Tax Band F

TERMS

Tenure: Leasehold, 999 years from 25th June 1982, therefore having approximately 958 years remaining plus share of freehold

Service Charge: 33.22% of all outgoing

Local Authority: The Royal Borough of Kensington and Chelsea

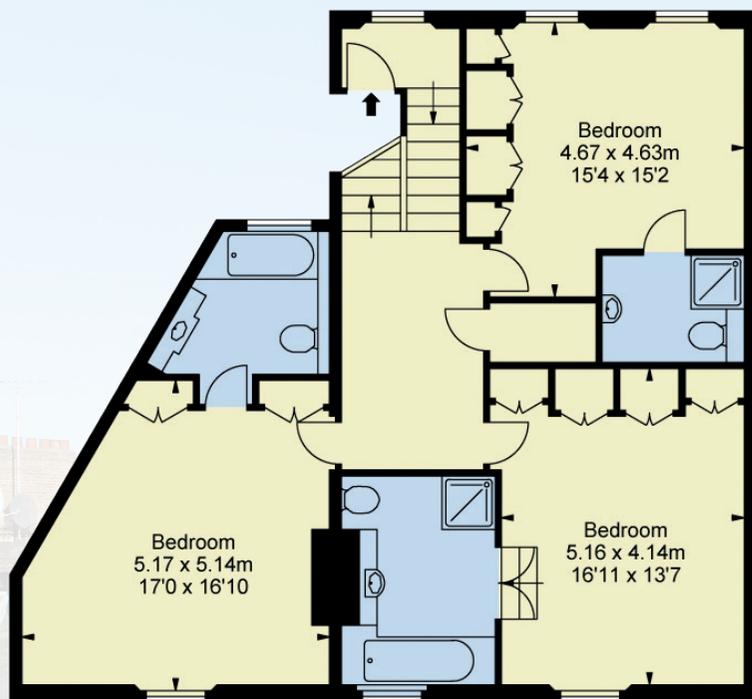
Asking Price: £3,350,000, Subject to contract



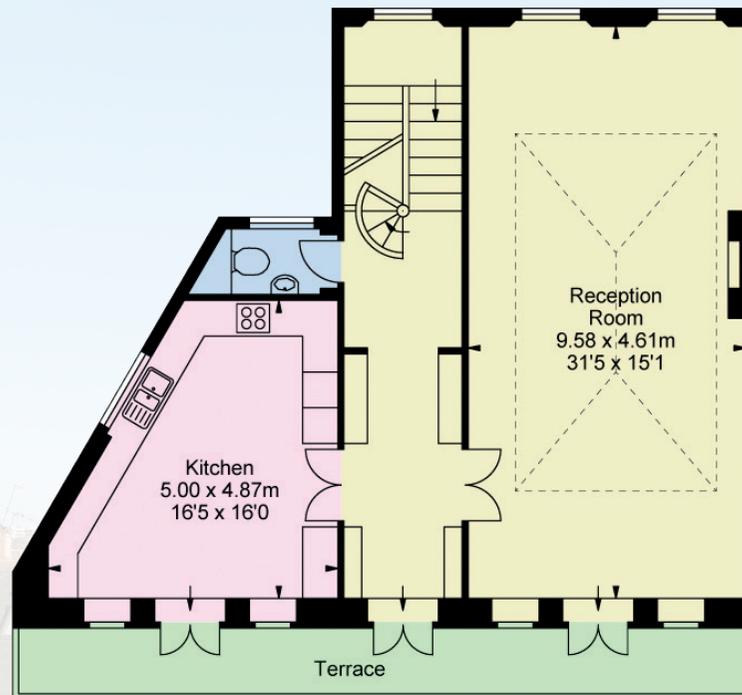


Please note these photos depict the property as previously furnished

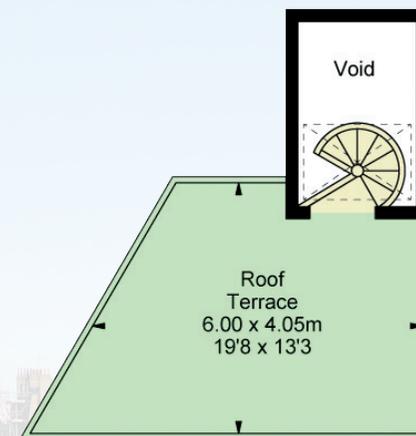




THIRD FLOOR



FOURTH FLOOR



ROOF TERRACE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Please note these photos depict the property as previously furnished

R&P Disclaimer

Important Notice: This brochure, the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed, nor do they form part of any contract. Please note that we have not carried out a detailed survey nor tested the services, appliances or any specific fittings.

Rose & Partners

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