



WETHERBY GARDENS, CHELSEA, SW5



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An immaculate five bedroom family maisonette on the top two floors of this handsome Victorian building.

The apartment has a well-balanced layout, being approximately c.2,865 sq ft and features the second floor with 3 metre high ceilings, predominantly as excellent an intercommunicating entertaining space, with the third floor housing the main bedrooms. The property further benefits from an elegant communal area and residents' access to the much revered communal gardens behind, available upon an application process.

Wetherby Gardens is situated just off Hereford Square and enjoys a unique and tranquil village-like atmosphere, benefitting from the many shops and restaurants this area has to offer. This property is conveniently located within walking distance of both South Kensington and Gloucester Road underground stations, enabling excellent transport connections to travel London with ease. Drivers will also enjoy swift access out of London via A4/M4 to Heathrow Airport and beyond. The property is situated in the prestigious Royal Borough of Kensington and Chelsea, offering its residents the opportunity to apply for a convenient parking permit.

Entrance Hall · Reception Room · Dining Room · Study · Kitchen · Utility Room · Principal Bedroom with Ensuite Bathroom and Dressing Room · Four further Bedrooms · Two Bathrooms Shower Room · Access to communal gardens by separate arrangement · EPC Rating C

TERMS

Asking Price: £4,950,000

Tenure: Share of freehold plus leasehold, approximately 961 years remaining

Service Charge: Approximately £4,400 per annum

Ground Rent: Peppercorn

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: H









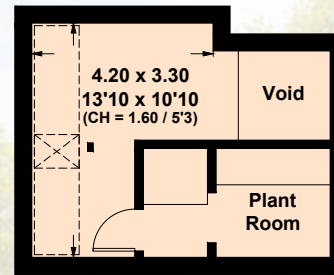




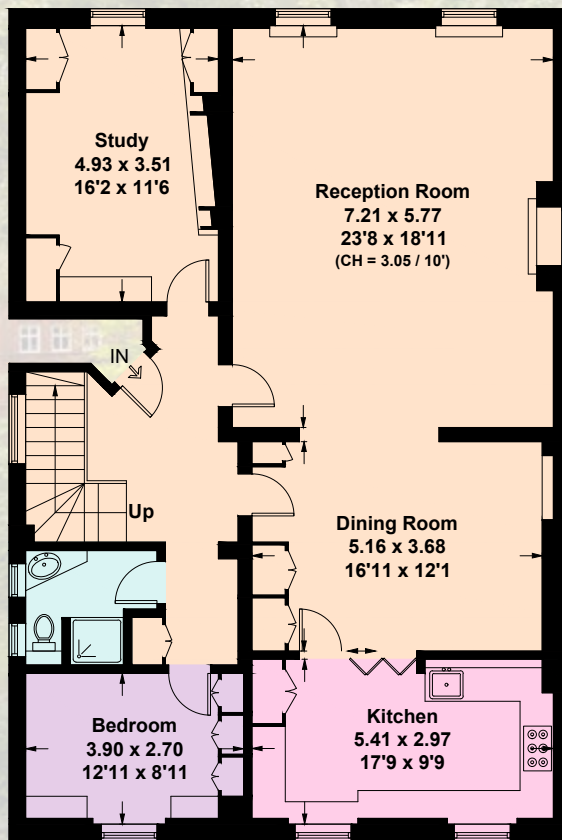
GROSS INTERNAL AREA

2,865 sq ft (266.2 sq m)
 Loft 215 sq ft (19.9 sq m) Excluding Void
 Total 3,080 sq ft (286.1 sq m)
 Including Limited Use Area 134 sq ft (12.5 sq m)
 For identification purposes only.

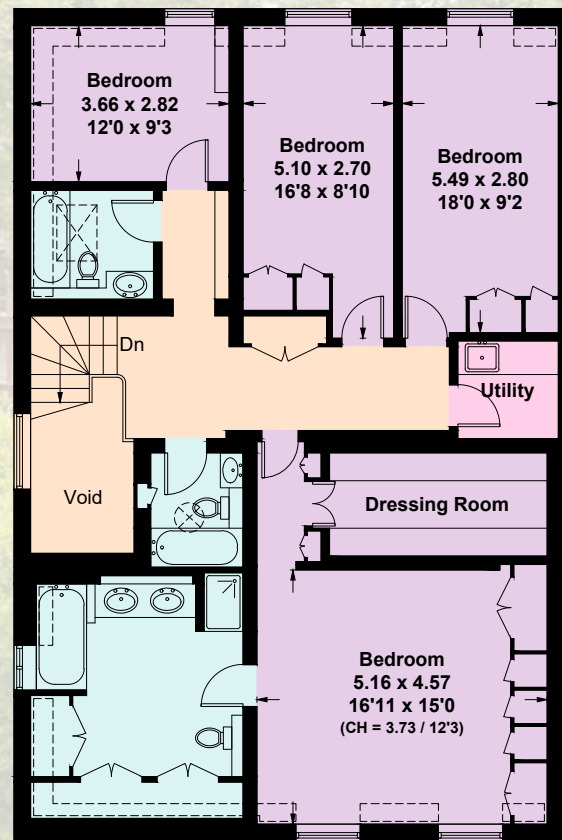
= Reduced head height below 1.5m
 = Limited use area



LOFT



SECOND FLOOR



THIRD FLOOR



Rose & Partners

PROPERTY SPECIALISTS

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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. Brochure prepared March 2024.