



A stylish, unique two bedroom studio house discreetly situated in a prime location, just behind Hereford Square.

**Wetherby Place, London, SW7**

Guide Price £2,850,000 Freehold



- Freehold
- Impressive natural light
- Secluded position
- Close to many local amenities
- Impressive vaulted ceilings
- Private patio garden

### Local Information

Wetherby Place is conveniently between Gloucester Road and Old Brompton Road. It is within easy walking distance to the shops, restaurants and amenities the area has to offer.

### About this property

Wetherby Studio is a unique studio house that is located in a secluded and discrete position in the heart of South Kensington. Upon entering the gates of the property you walk into a private courtyard garden which is overlooked from the principal rooms. The ground floor of the house is occupied by an incredible reception space with vaulted ceilings and skylights that provide wonderful natural light, a private home office, a separate guest W/C and a utility room. The house further offers two double bedrooms, a master en suite bathroom, an additional guest bathroom and a spacious open plan kitchen/dining room.

Overall the house is finished to a good standard with many modern amenities.

### Tenure

Freehold

### Local Authority

Royal Borough of Kensington and Chelsea

### Council Tax

Band = H

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Earl's Court Office.  
Telephone: +44 (0) 20 7578 6900.







Wetherby Place, London, SW7  
Gross Internal Area 1731 sq ft, 160.86 m²

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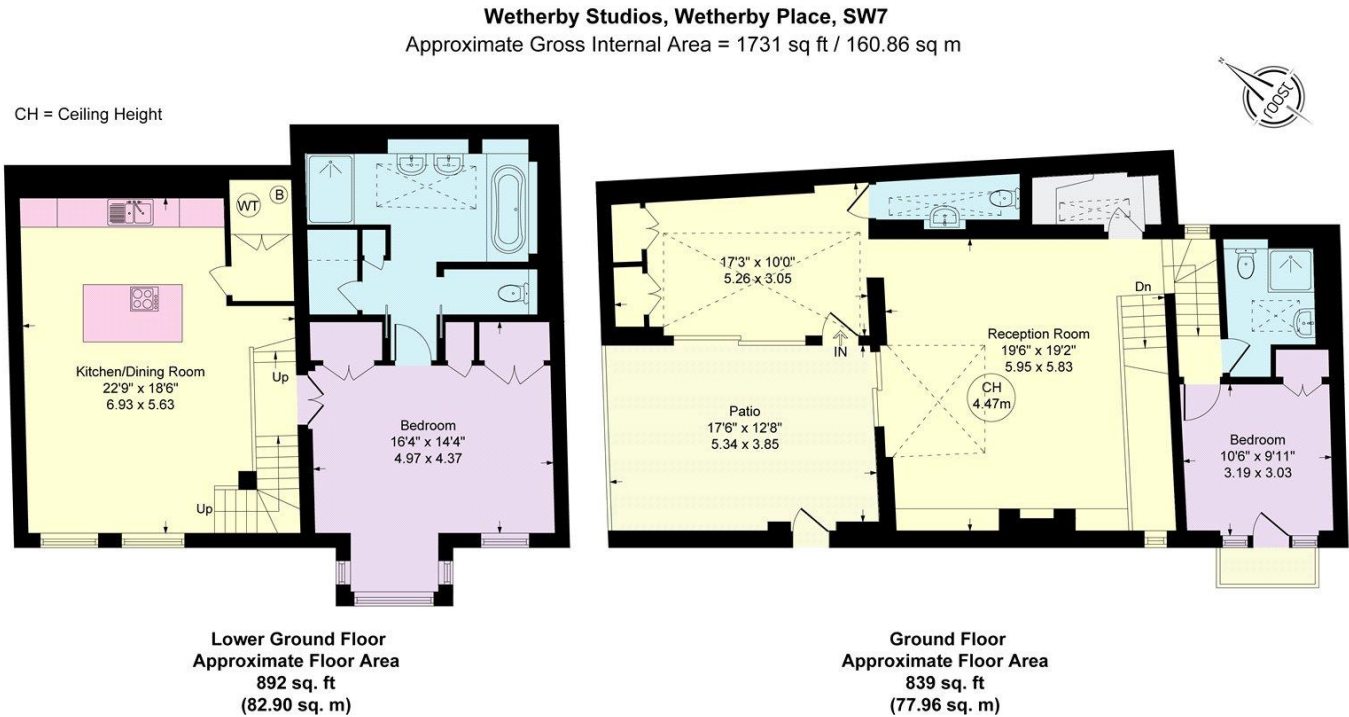



Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID768)

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>		
(55-68) <b>D</b>	71	74
(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	

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