



A stunning second floor two bedroom apartment with high ceilings, wonderful natural light and impressive grandeur throughout. Further benefits include a balcony, lift and garden access

Barkston Gardens, London, SW5

£2,950,000 Share of Freehold



About this property

This apartment is ideally positioned on one of the areas most desirable garden square addresses. The building benefits from the rare addition of a lift, porter and private balcony.

The accommodation within the apartment is spacious, bright and presents with a feeling of elegance and charm throughout. The reception room and open plan kitchen/dining room both benefit from floor to ceilings doors that lead onto your private balcony and enjoy wonderful west facing views across the beautiful communal gardens. These two principle rooms interconnect perfectly due to the positioning within the building but provide a clear separation between your living and dining accommodation. The two double bedrooms, both with private en suite bathrooms, are discretely positioned to the rear of the building. In addition, the apartment also benefits from a separate guest W/C and a spacious entrance hall.

The overall finish and quality throughout the apartment is excellent having been extensively refurbished by the current owners.

Local Information

Barkston Gardens is a classic garden square located to the north of the Old Brompton Road and to the east of Earls Court Road. The flat is ideally located for the excellent transport links from Earls Court and Gloucester Road stations, and benefits from the many local shops, restaurants and amenities of the area.

Tenure

Share of Freehold

Local Authority

The Royal Borough of Kensington & Chelsea

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Earls Court Office.

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Barkston Gardens, London, SW5
Gross Internal Area 1,678 sq ft, 155.92 m²

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This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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