

Flat D, 123 Gloucester Road, London SW7 4TE

A bright and superbly located studio with concealed kitchenette and bathroom. Situated on the second floor of period building, the studio room has two, west facing windows with a wonderful view towards Hereford Square and the kitchenette sits neatly behind bi-folding doors. Superbly located on Gloucester Road above a bookshop and just 0.1 miles from Gloucester Road Underground Station (Piccadilly, District & Circle lines). Gloucester Road and Kensington High Street have a good range of shops, cafes and restaurants and the green open space of Kensington Gardens/Hyde Park is a short walk away.



Studio Room : Bathroom : Kitchen : EPC Rating D

£425,000 | Leasehold



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Tenure

Leasehold, 139 years leasehold (175 years from 1984)

Ground Rent

Peppercorn

Service Charge

£1,500 per annum (approximately)

1. For clarification purposes, we take this opportunity to advise prospective purchasers and tenants that these particulars have been prepared in good faith and are to be used as a general guide.

2. These particulars do not form part of a statement or representation of fact and do not constitute part of, any offer or contract.

3. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of the statements herein, as they are made without responsibility on one part of Dominics Ltd, the vendors or the Lessors and are not to be relied on as fact.

4. Advice is also hereby given, that all carpeting, curtaining and kitchen appliances, whether fitted or not, may be removed by the Vendor/unless otherwise stated in the details.

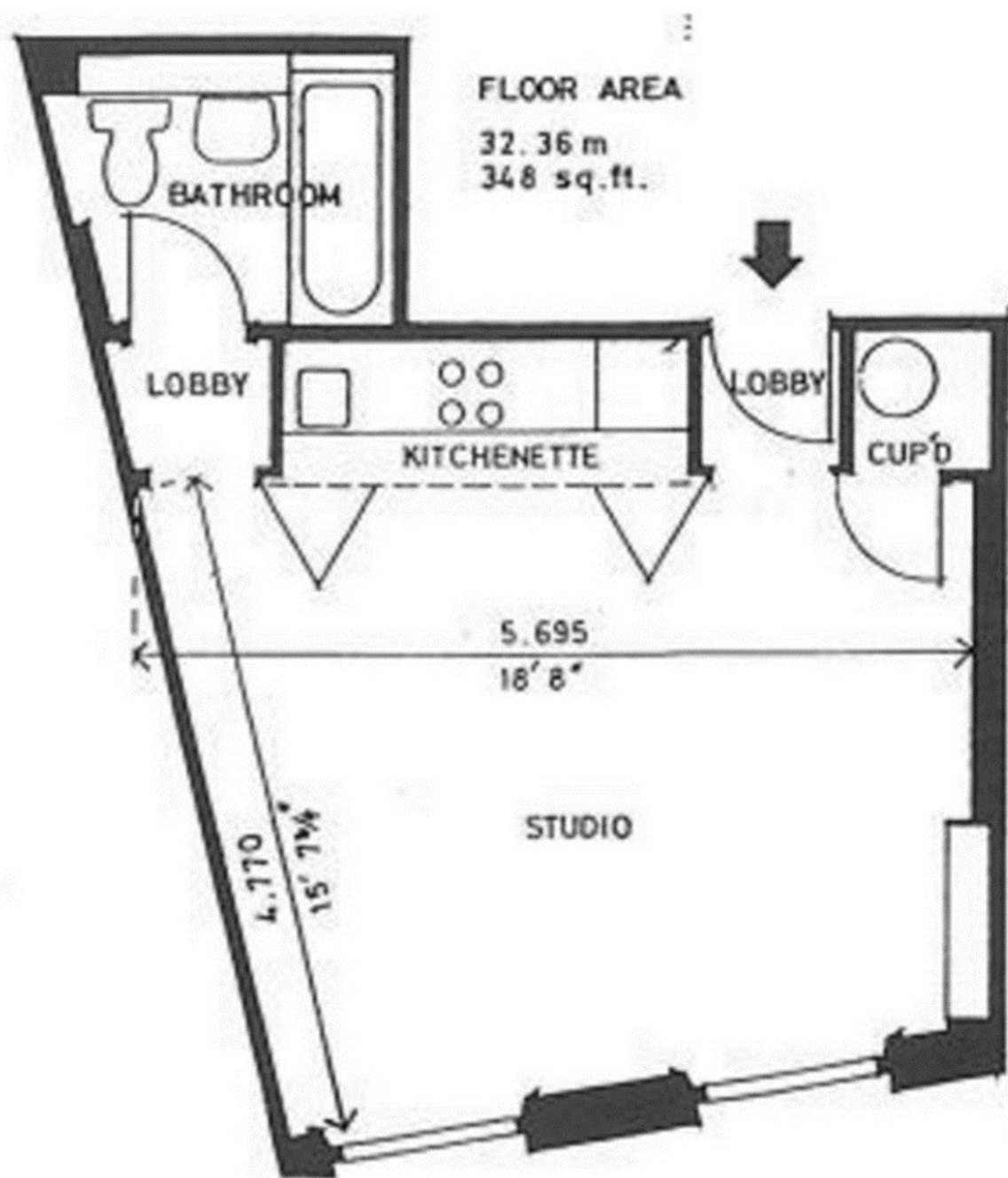
5. It should not be assumed that the property remains as displayed in the photographs. Nor should it be assumed that the contents, furniture and furnishings shown in the photographs are to be included in the tenancy or sale.

6. All measurements are approximate

7. Finally, Dominics Ltd have not tested any of the services or appliances at this property.

Disclaimer

In accordance with the 1991 Property Misdescription Act.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	