



**HARRINGTON GARDENS, LONDON, SW7**  
£2,250,000

**Carter Jonas**

# HARRINGTON GARDENS, LONDON. SW7

A beautifully proportioned two-to-three-bedroom mezzanine apartment located on the first floor of an elegant redbrick Grade II Listed building on the prestigious Harrington Gardens, SW7.

Extending to approximately 1,450 sq. ft, the apartment offers impressive volume throughout, with excellent ceiling heights, attractive period features and a flexible layout well suited to both owner occupiers and pied à terre buyers. The accommodation comprises a generous reception space, well-appointed kitchen, and versatile bedroom arrangement, allowing for either two substantial bedrooms with additional study space, or three bedrooms depending on requirements.

The property forms part of a well-maintained period building and is offered with a share of freehold and a 999-year lease, providing long term security and value. The architecture and detailing of the building reflect the timeless elegance for which Harrington Gardens is renowned.

Ideally positioned in the heart of South Kensington, the flat benefits from immediate access to excellent transport links, world class museums, and an outstanding selection of restaurants, cafés and boutiques

A rare opportunity to acquire a character rich mezzanine apartment in one of Prime Central London's most desirable addresses

## A BEAUTIFULLY PROPORTIONED TWO TO THREE BEDROOM MEZZANINE APARTMENT LOCATED ON THE FIRST FLOOR OF AN ELEGANT REDBRICK GRADE II LISTED BUILDING ON THE PRESTIGIOUS HARRINGTON GARDENS, SW7.



### **ATTRIBUTES** 3 Bedrooms, 1 Reception Room and 2 Bathrooms

1451 sq. ft, Character property, Apartment, First Floor

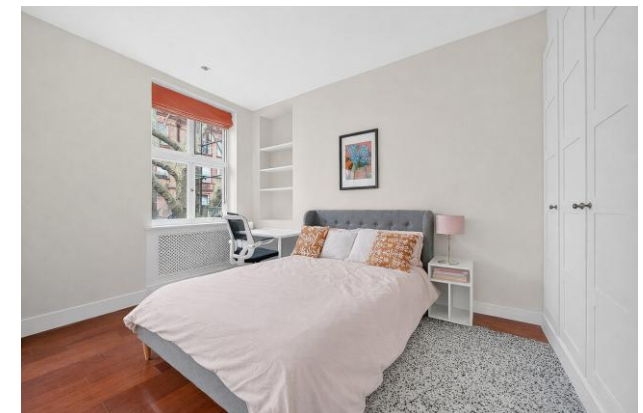
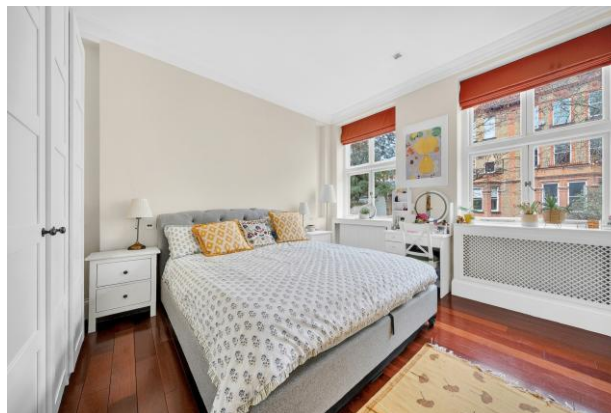
Residents Parking and Communal Garden

**TENURE** Share of Freehold (999 years)

**LOCAL AUTHORITY:** Chelsea and Westminster

**EPC RATING** D

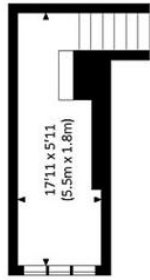
**COUCIL TAX BAND** G



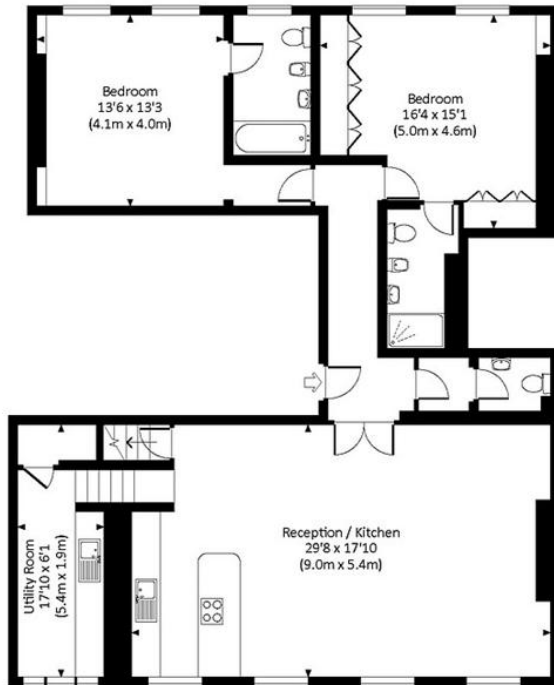


# HARRINGTON GARDENS, SW7


Approx. gross internal area  
1451 Sq Ft. / 134.8 Sq M.



SECOND FLOOR



FIRST FLOOR

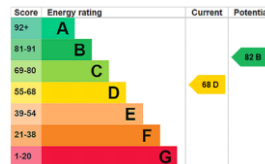
 All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2015 www.dowlingjones.com 020 7610 9933



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