



SUSAN METCALFE
RESIDENTIAL



Bina Gardens, South Kensington, SW5

£2,500,000

Bedrooms	3
Bathrooms	4
Surface	1854 sqft
Tenure	Leasehold 125 years
Ground Rent	£1,600
Service Charge	£4,800
Outdoor Space	Patio
Parking	Residents Permit
Council Tax	Council Tax Band: G (RBKC)

SPACIOUS 3-BEDROOM DUPLEX APARTMENT

A substantial and well-designed 3-bedroom apartment arranged over 2 floors (raised ground and lower ground floors) with internal staircase. There is an imposing double reception room on the raised floor with high ceilings and wood parquet flooring and a floor-to-ceiling bay window and an elegant period marble fireplace. The modern kitchen doubles as a dining room and is spacious enough to hold a table to entertain up to 8 guests. There are 3 good size double bedrooms including 2 on the lower ground floor, 2 have en-suite bathrooms. The apartment enjoys an internal patio allowing plenty of light through both floors. 1,854 sq.ft

Features

Raised Ground Floor: Entrance Hall, Double Reception Room,



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Kitchen/Dining Room, Principal Bedroom With En-Suite Bathroom, Second Bathroom, Patio. Lower Ground Floor: Internal Staircase, 3rd Double Bedroom, En-Suite Bathroom, Dressing Room, Shower Room, Patio. Utility Room.



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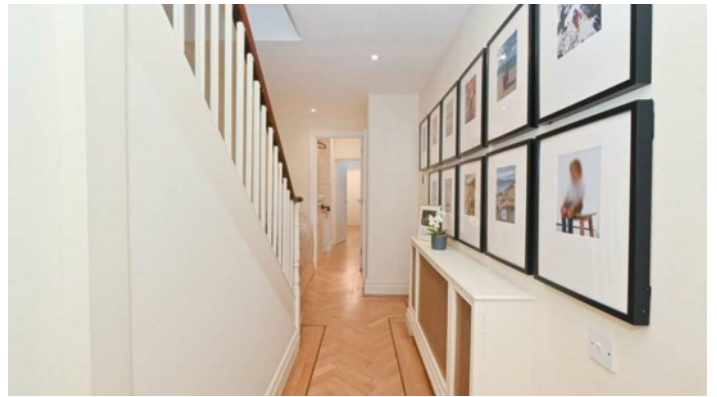
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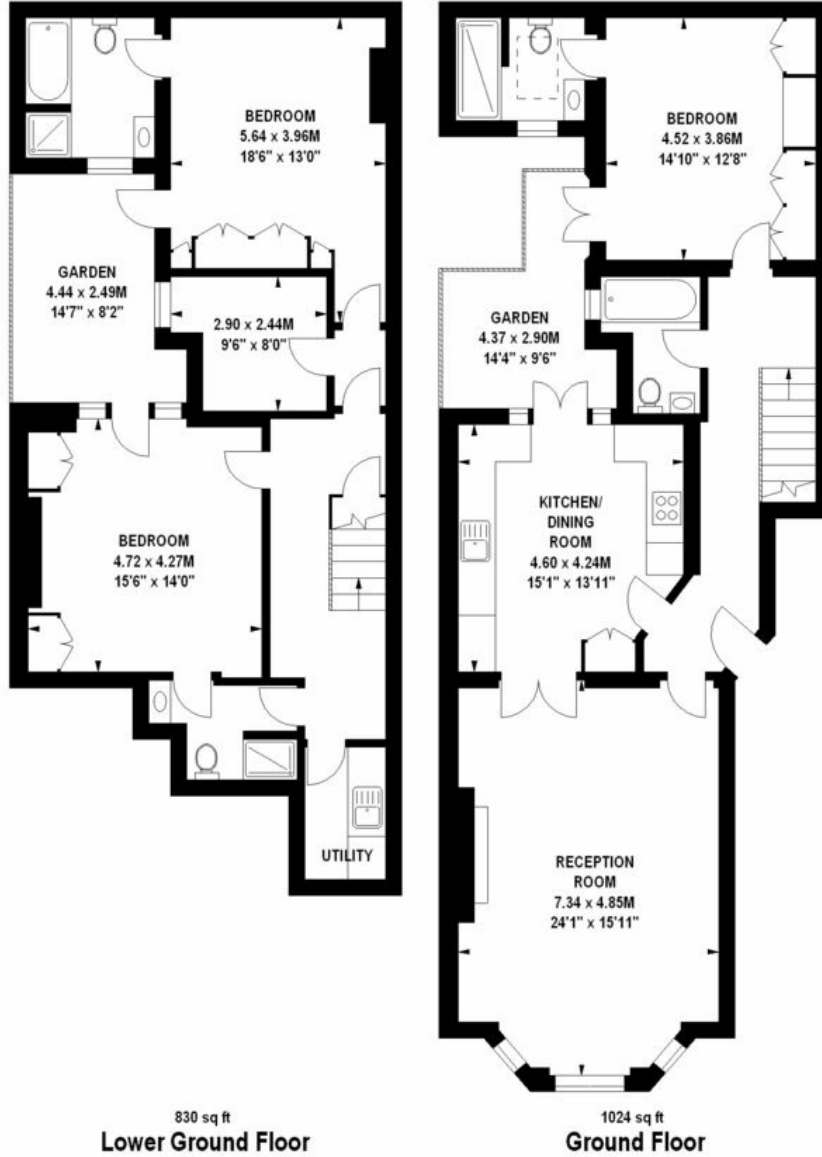
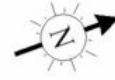


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Approximate gross internal area

172.24 sq m / 1854 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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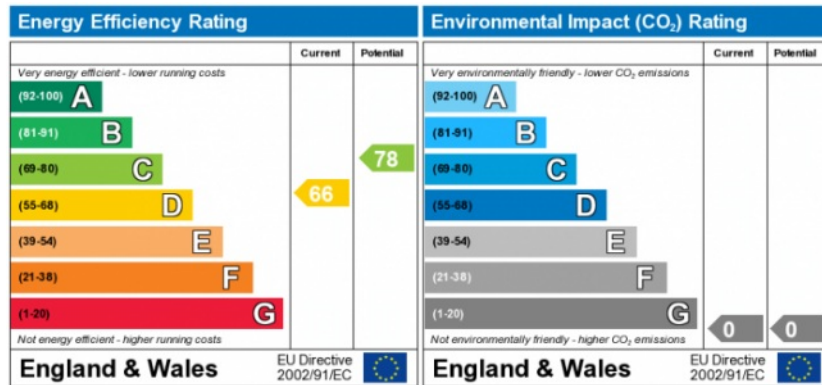
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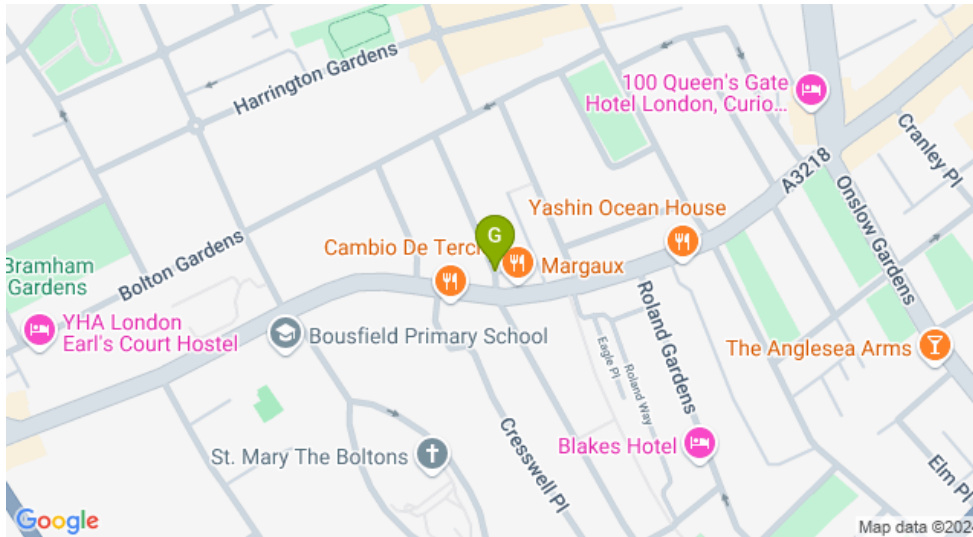


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



IMPORTANT NOTICE

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