



Evelyn Gardens, South Kensington SW7

ASHDOWN MARKS
PROPERTY CONSULTANTS

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An immaculate and beautifully presented First Floor flat with high ceilings and south facing views over the communal gardens.

The flat is situated in a fine end of terrace period building enjoying good natural light, recently refurbished internal common parts and located close to the excellent local facilities of the Fulham Road.

- Drawing Room with 3.64m ceilings
- Double Bedroom
- Kitchen
- Shower Room
- Access to Communal Gardens, by separate arrangement
- Council Tax: Band G
- EPC: Rating D
- 632 sq.ft / 58 sq.m

Lease: Expires 23rd December 2138
therefore approx. 114 years remaining.

Service Charge: Approximately £3,400 p.a
to include contribution to the sinking fund.

Guide Price £1,295,000



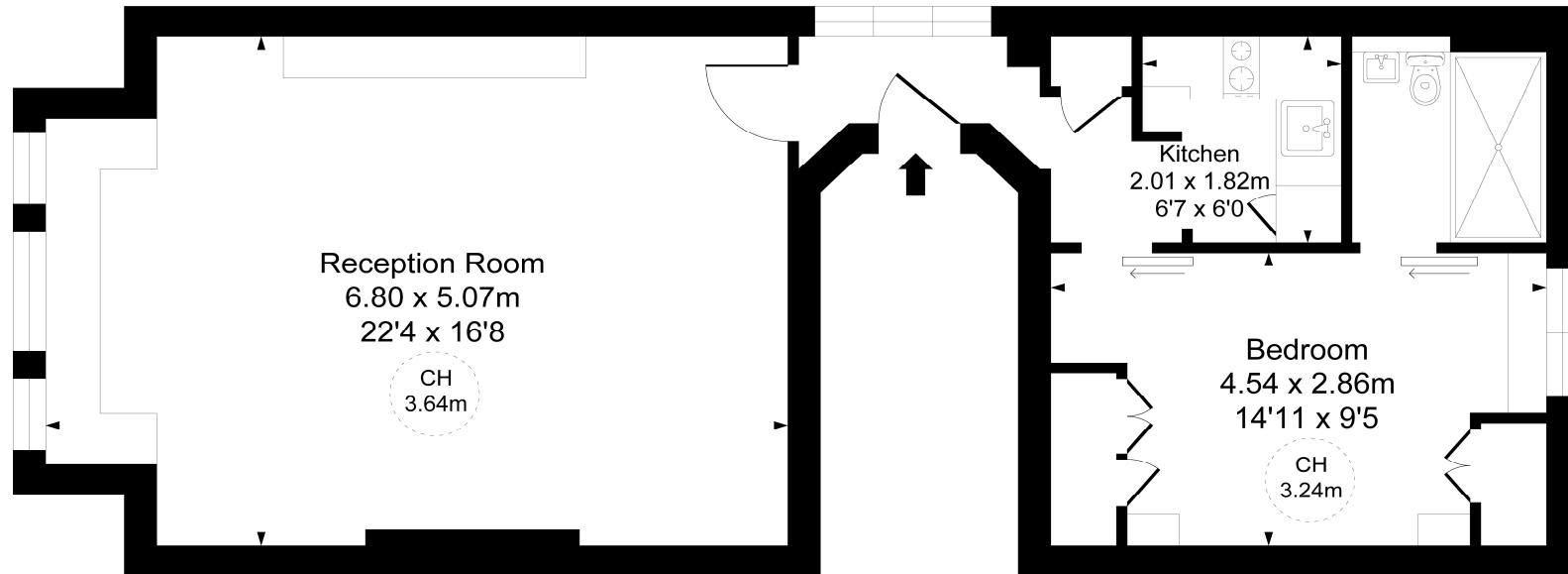


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Approximate Gross Internal Area
58.71 sq m / 632 sq ft

(Including restricted height
under 1.5m)

(CH = Ceiling Heights)



First Floor

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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