

Raised Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
124.2 sq m / 1336 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.9 sq m / 31 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sq m / 0.0 sq ft

Maison
VUE

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

De Vere Gardens, South Kensington, W8 5AN
Guide Price £2,100,000 Share of Freehold



95 High Street Wimbledon SW19
020 8016 9700
wvsales@fullergilbert.co.uk

Fuller Gilbert & Company Est. 2001

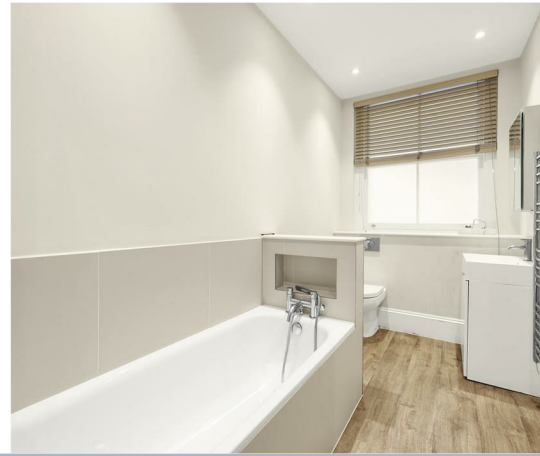
www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7
020 7581 0154
sksales@fullergilbert.co.uk

for Sale

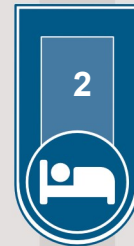
Fuller Gilbert & Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

De Vere Gardens runs perpendicular to High Street Kensington and is virtually opposite Kensington Palace and Hyde Park. There are excellent restaurants, boutique shops and supermarkets on the High Street and the transport links of High Street Kensington Tube Station (District, Circle and Piccadilly Lines Zone 1) and Gloucester Road (District, Circle and Piccadilly Lines Zone 1) are a short walk away.



THE PROPERTY

Benefitting from high ceilings and period character this spacious two bedroom apartment boasts almost 1,400 sq ft of lateral living space across the raised ground floor of this beautiful period house.

Boasting a large entrance hallway off which leads a dining room and main reception room, both with very high ceilings. Additionally there is a modern kitchen with dining space and utility cupboard.

Both bedrooms are spacious doubles, with built-in storage and one with an en suite shower room. There is also a modern family bathroom with separate shower. Share of Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.