



## Wetherby Gardens, SW5

### £1,250,000

A well-presented two-bedroom second floor apartment set within this beautiful, deep red brick property in the heart of South Kensington.

High Ceilings & Wood Floors | Plenty of Natural Light | Furnished | Heating Included |

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 LANDSTONES

A well-presented two-bedroom second floor apartment set within this beautiful, deep red brick property in the heart of South Kensington. The property benefits from high ceilings and also features wooden floors throughout. The spacious reception room at the front is bright and airy and a separate kitchen allows cooking smells to be closed off.

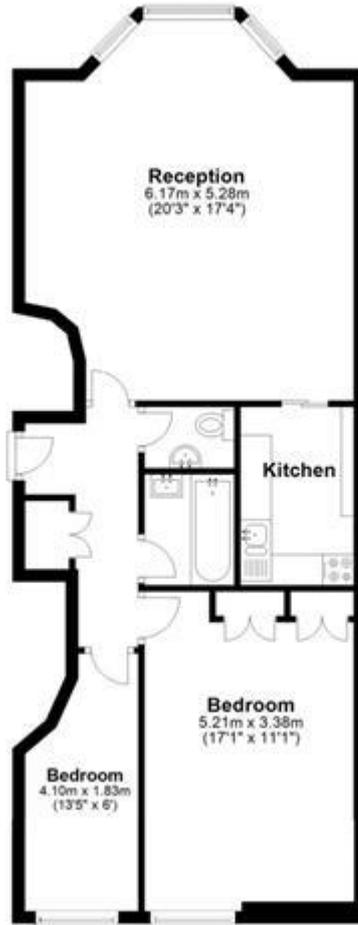
The large master bedroom is very quiet and set to the rear of the apartment. From the window there is stunning views over the gardens of the other building to the back. A smaller second bedroom would make a perfect home office or occasional guest room. The apartment would also work very well for a small family.

Wetherby Gardens is enviably located just moments from the many shops, bars and eateries of South Kensington, and within easy reach of the green spaces of Hyde Park. The nearest stations are Gloucester Road and South Kensington.





## SECOND FLOOR



Total area: approx. 72.1 sq. metres (777 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.