



**HARRINGTON ROAD, SOUTH KENSINGTON, SW7**  
**£750,000**

**Carter Jonas**



## HARRINGTON ROAD, SOUTH KENSINGTON, SW7

A beautiful and spacious (755 sq ft) two bedroom flat with wood flooring throughout, high ceilings and lovely natural light. This fourth floor property is situated on the top floor of a well maintained mixed use period building that includes a renowned Pilates studio on the first floor. EPC rating: C

Positioned at the eastern end of Harrington Road, this building is ideal as a comfortable base for the extensive amenities and transport facilities of South Kensington as well as reasonable walking distance to Knightsbridge and Chelsea. Perfect for culture vultures to enjoy the V&A, Natural History Museum and the Royal Albert Hall as well as the green spaces of Hyde Park.

Reception, fully fitted kitchen, double bedroom, 2nd single bedroom/office, bathroom. n.b. there is no lift access in this building.

Leasehold - 210 years from 24th June 1980  
Service Charge - currently c.£1,000 per annum

Royal Borough of Kensington & Chelsea  
Council tax band F

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> for further details.

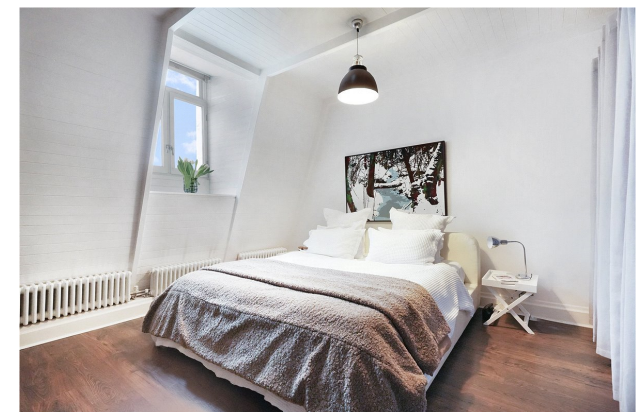
### AMENITIES

- 2 bedrooms
- Good condition
- 755 sq ft
- Excellent transport facilities
- Long leasehold

**TENURE** Leasehold

**LOCAL AUTHORITY** RBKC

**EPC BAND** C

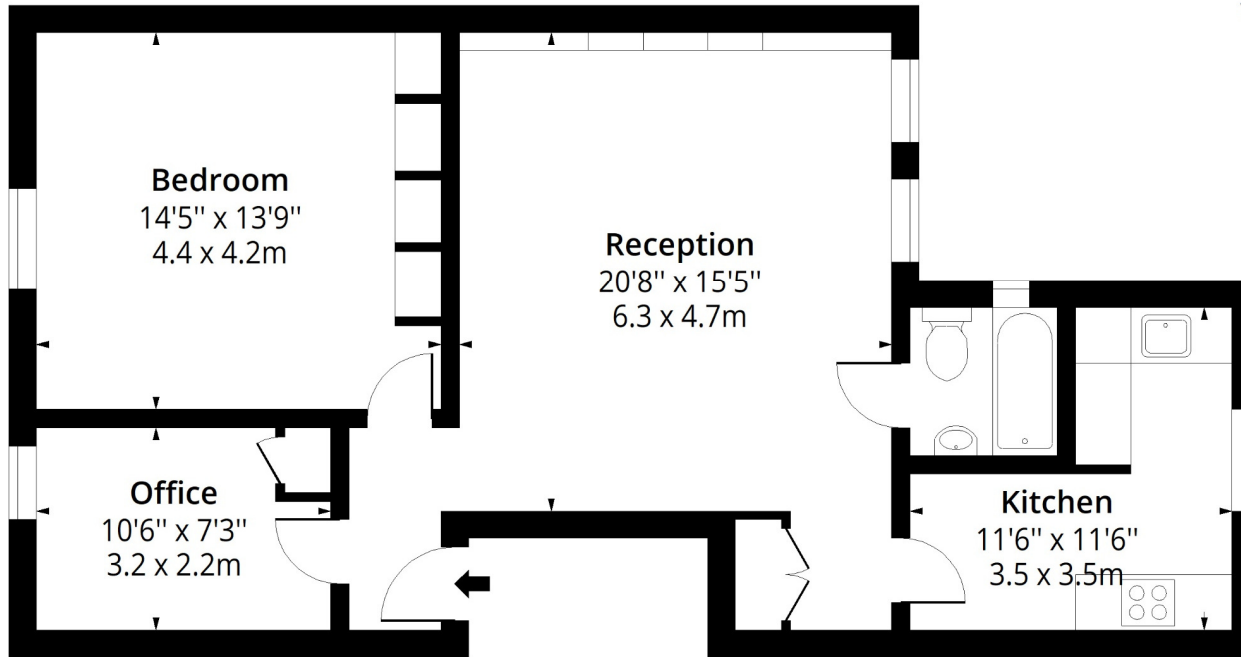






# Harrington Road, SW7

Approx. Gross Internal Area 755 Sq Ft - 70.14 Sq M



## Fourth Floor

Floor Area 755 Sq Ft - 70.14 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 16/1/2025

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### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	