



HARRINGTON ROAD, SOUTH KENSINGTON, SW7
£4,350,000

Carter Jonas

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Unique South Kensington 7th floor penthouse apartment with direct lift access and a panoramic roof terrace offering phenomenal views of London.

EPC rating: D | Council Tax Band H

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The apartment was renovated to a high standard and luxuriously designed throughout with bespoke fixtures and fittings which an incoming buyer may wish to update and add their own style to create a beautiful home.

The apartment offers a dual aspect reception room, kitchen / breakfast room, utility room, impressive master bedroom suite with dressing room and en-suite bathroom, two further double en-suite bedrooms and guest cloakroom.

Further benefits include a 360° wrap-around terrace with separate gym room and jacuzzi. Direct lift access. Porter.

Petersham House is located moments from the shops and restaurants of South Kensington and within easy walking distance of Knightsbridge and Hyde Park.

Leasehold 150 years from 25th December 1980

Service charge - currently £18,366.32 for year ending 28th

September 2025

Ground rent - £200 p.a.

AMENITIES

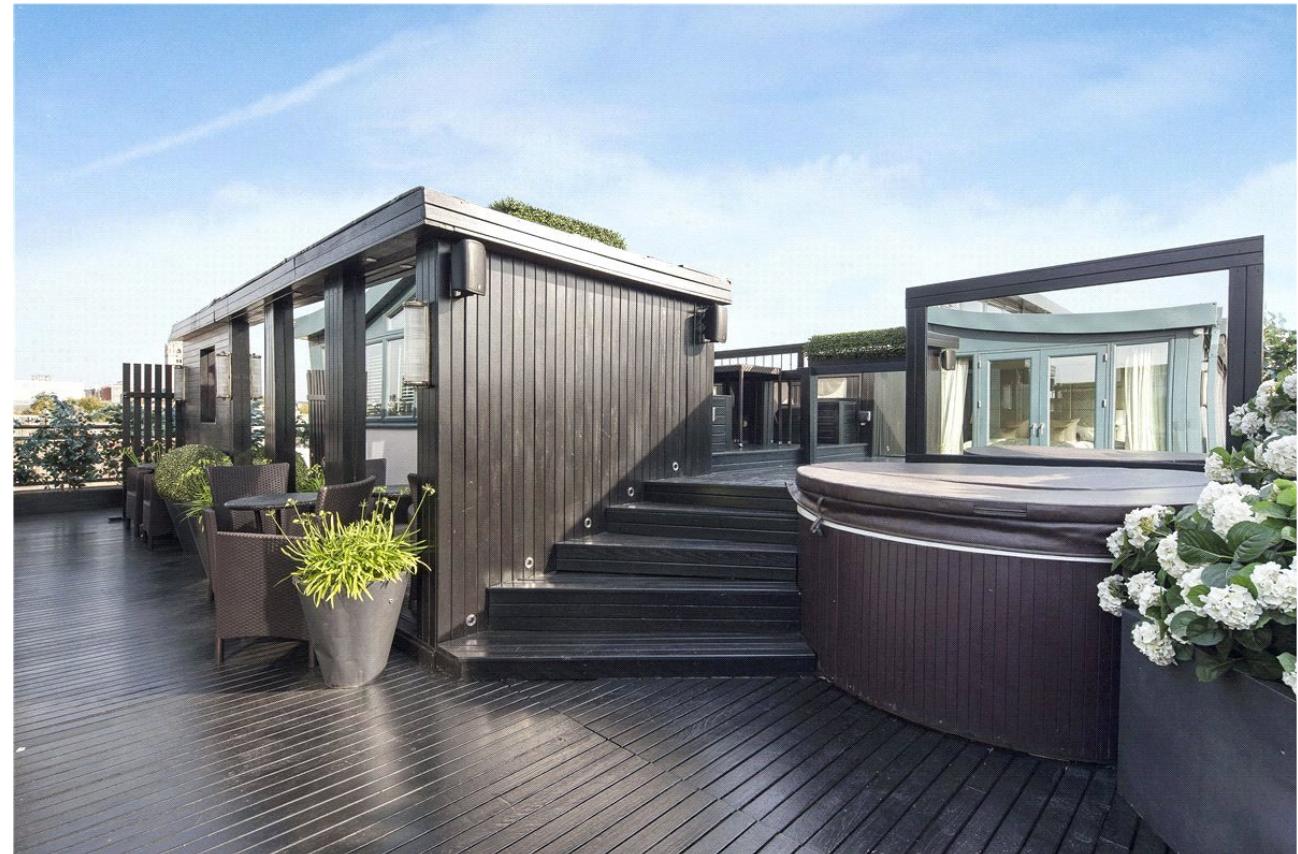
- 3 Bedrooms
- 2 Receptions
- 3 Bathrooms
- Upper floor with lift
- Roof terrace
- Long lease
- Concierge
- Panoramic views

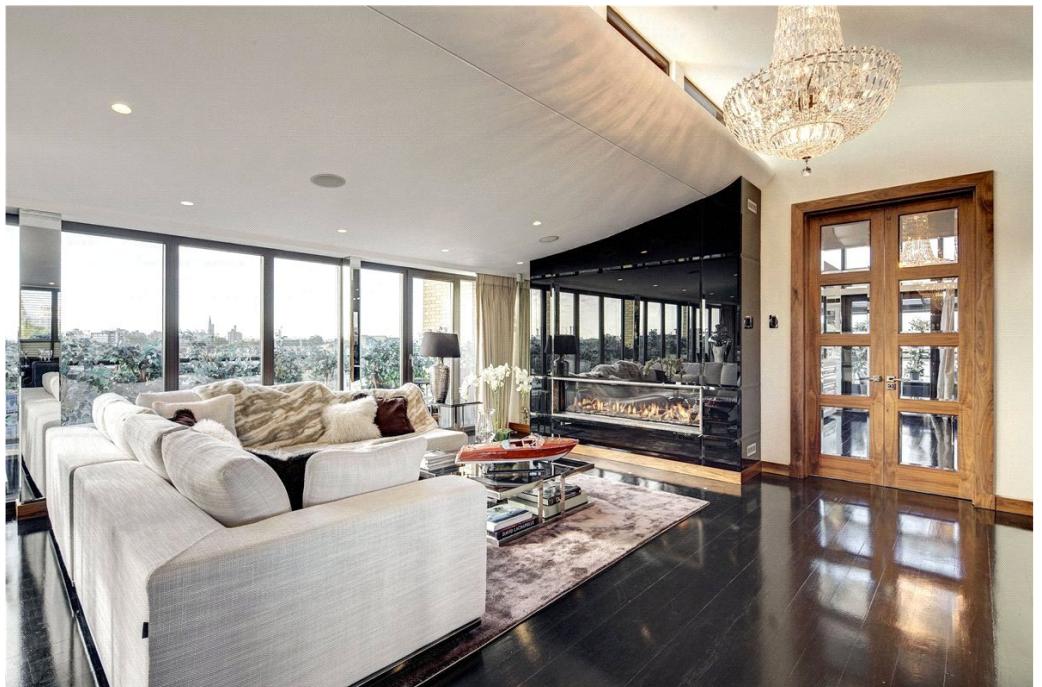
TENURE Leasehold

LOCAL AUTHORITY Royal Borough of Kensington & Chelsea

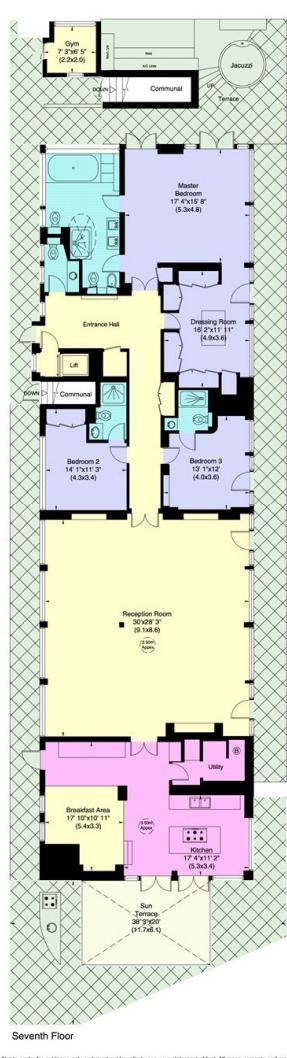
EPC BAND D

UNIQUE SOUTH KENSINGTON 7TH FLOOR PENTHOUSE APARTMENT WITH DIRECT LIFT ACCESS AND A PANORAMIC ROOF TERRACE OFFERING PHENOMENAL VIEWS OF LONDON.





Petersham House, SW7
 Gross internal area (approx.)
 283 Sq m (3041 Sq ft) Including Gym and Sun Terrace
 259 Sq m (2785 Sq ft) Excluding Gym and Sun Terrace



Not to scale, for guidance only and must not be relied upon as a statement of fact. 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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Classification L2 - Business Data

IMPORTANT INFORMATION

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	