



**RUSSELL
SIMPSON**

Elegant three-bedroom maisonette
in South Kensington

ROSARY GARDENS
SOUTH KENSINGTON SW7

Rosary Gardens

£1,845 _{P/W}

BEDROOMS 3	INTERNAL 1,557 _{SQ FT} 144 _{SQM}	OUTDOOR 172 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 3		EPC C	COUNCIL TAX RBKC, G



The Property

A superlative maisonette presented in exceptional condition.

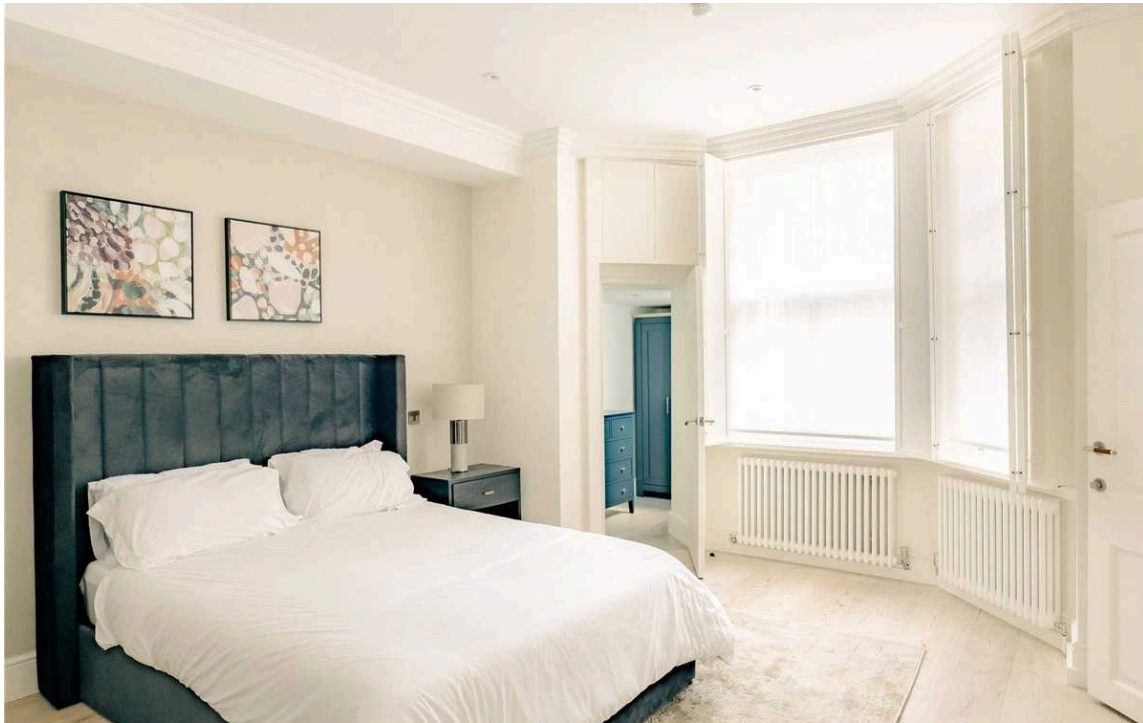


Indoor Spaces

Entering the house on the raised ground floor, you are welcomed into a spectacular reception room with lofty proportions and generous bay windows that fill the space with light. The room features elegant panelled walls with moulded cornices and an ornate fireplace, creating a refined sense of historic grandeur. A sophisticated brass chandelier adds contemporary flair to the traditional architectural details. The space flows through to a dining area. This floor also features a guest washroom.

The modern kitchen is beautifully designed with sleek fitted units and integrated appliances, including a built-in coffee machine. Light wooden floors flow throughout, adding warmth to the bright, well-proportioned spaces.





The Bedrooms

A graceful helical staircase with exquisite wooden panelling leads to the lower ground floor, where the principal bedroom offers substantial proportions with an ensuite bathroom and separate dressing room. Both the principal bedroom and second bedroom benefit from direct access to outdoor space. The second bedroom also features an ensuite bathroom, while the third well-proportioned bedroom has access to a separate family bathroom. This level furthermore includes a practical utility room, providing additional storage and functionality.





The Neighbourhood

Rosary Gardens is a quiet residential address in the heart of South Kensington, moments away from the cultural treasures of the Victoria and Albert Museum and Natural History Museum. The tree-lined street is within easy reach of the upmarket boutiques and restaurants of the King's Road, with South Kensington station a short walk away providing excellent transport connections.

Rosary Gardens, SW7

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Approximate Internal Area

1,647 sq ft/ 153 sq m
(Including Utility/Vault)

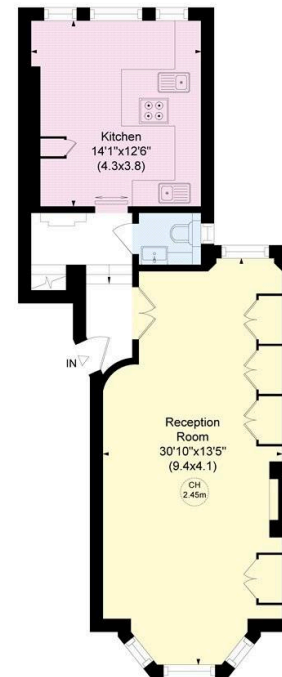
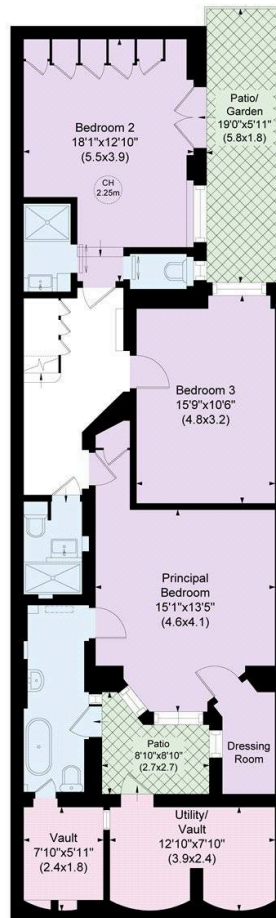
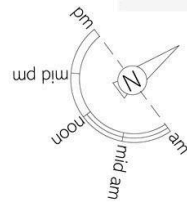
Utility/Vault Area

97 sq ft/ 9 sq m

Outside Area

172 sq ft/ 16 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



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