



Onslow Square | London | SW7

Rare to the market, an extremely special ground and lower ground floor maisonette extending to some 3,000 square feet with ITS OWN STREET ENTRANCE and private landscaped garden in this prime London square.

This immaculate apartment has been remodelled and refurbished to the highest specification and combines innovative contemporary design and modern technology with classic period features. It offers generously proportioned accommodation throughout including superb entertaining space and three double bedroom suites. An incoming purchaser will also enjoy access to the beautifully maintained square garden and the tennis court. Furthermore, two parking bays nearby are available by separate agreement.

Onslow Square is considered the premier square of South Kensington and is ideally located for all the amenities of the area.

Early viewing of this stunning flat is highly recommended.

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- Own private street entrance
 - Large entrance hall
 - Drawing room
 - Dining room/media room
 - Study/office
 - Kitchen/breakfast room
 - Master bedroom with en suite bathroom and steam room
 - Two further double bedrooms with en suite bathrooms
 - Cloakroom
 - Wine store/utility room
 - Private landscaped garden
 - Store room
 - Caretaker
 - Access to square garden and tennis court



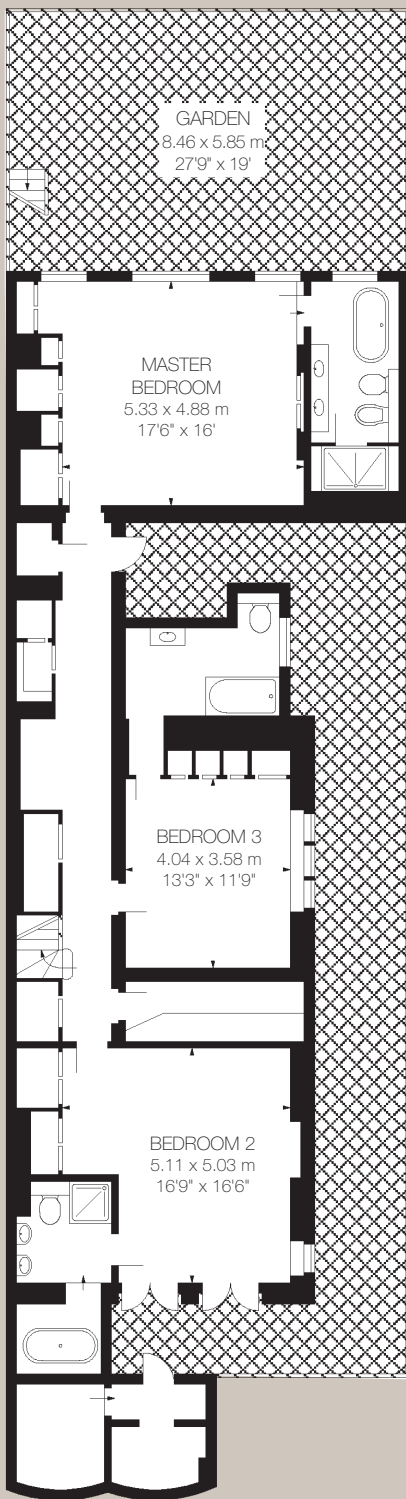




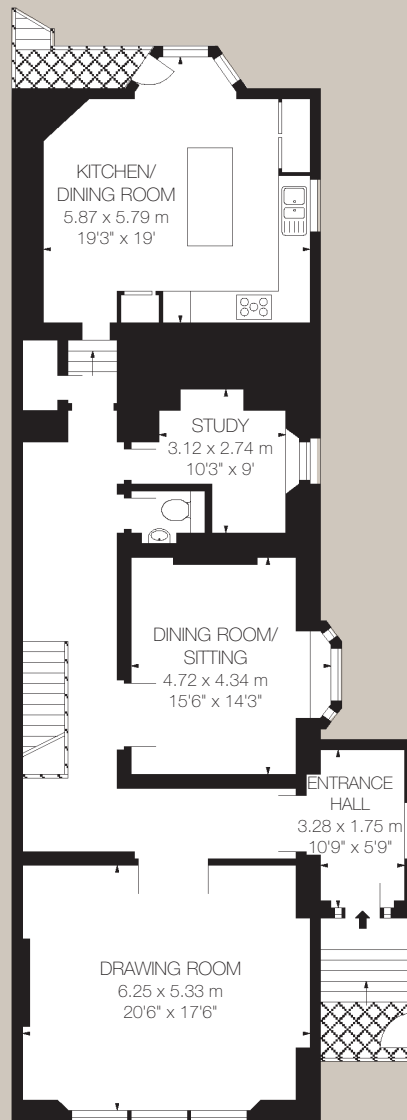
- Portland stone steps up to own street entrance
- Marble stone floor in entrance and hallway
- Bespoke American walnut doors throughout
- Plantation shutters in all rooms
- Opus Multi room audio system throughout
- Lutron mood lighting
- Drawing room with rosewood fireplace and solid European oak floors
- Custom built kitchen with marble stone floor and stone worksurfaces incorporating:
 - Miele brushed stainless steel electric double oven and hob with Miele brushed stainless steel extractor hood above
 - Miele combination oven/microwave
 - Neff double fridge/freezer
 - Neff double fridge/freezer with ice maker
 - Neff dishwasher
 - Double Franke sink with macerator
 - LCD television
- All bedrooms with extensive range of bespoke wardrobes offering excellent hanging and shelf space and further deep storage above
- LCD televisions in bedrooms and two bathrooms
- All bathrooms with limestone floors and walls and underfloor heating
- Imaginatively designed garden laid to green Welsh slate and hardwood decking with stainless steel water feature, automatic irrigation system, Lutron lighting and Opus multi audio system
- Data Room with Opus audio control units, central vacuum system, Octopus data/telecom
- Deep cupboard housing LG washer and separate LG dryer
- Immaculate walnut panelled wine store/utility room with walnut doors and storage for 600 bottles and/or deep shelving for linen
- TV/FM/ISDN telephone points in all reception rooms, kitchen and bedrooms
- Video entry system
- CCTV security system







Lower Ground Floor



Raised Ground Floor



Approx. Gross Internal Area
273.31 sq.m 2942 sq.ft.
(including vaults)

Terms

Tenure:	Leasehold. 105 years from 25th December, 1995 therefore approximately 95 years remaining
Service charge:	£949.00 per quarter
Sinking fund:	£707 per quarter
Garden maintenance:	£108.50 per quarter
Ground rent:	£50 per quarter
Local authority:	The Royal Borough of Kensington and Chelsea
Price:	On Application to include all fitted carpets, plantation shutters and blinds, kitchen and utility equipment as listed above

NB. The furniture in the apartment is available by separate negotiation. Two parking bays are available by separate negotiation.



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