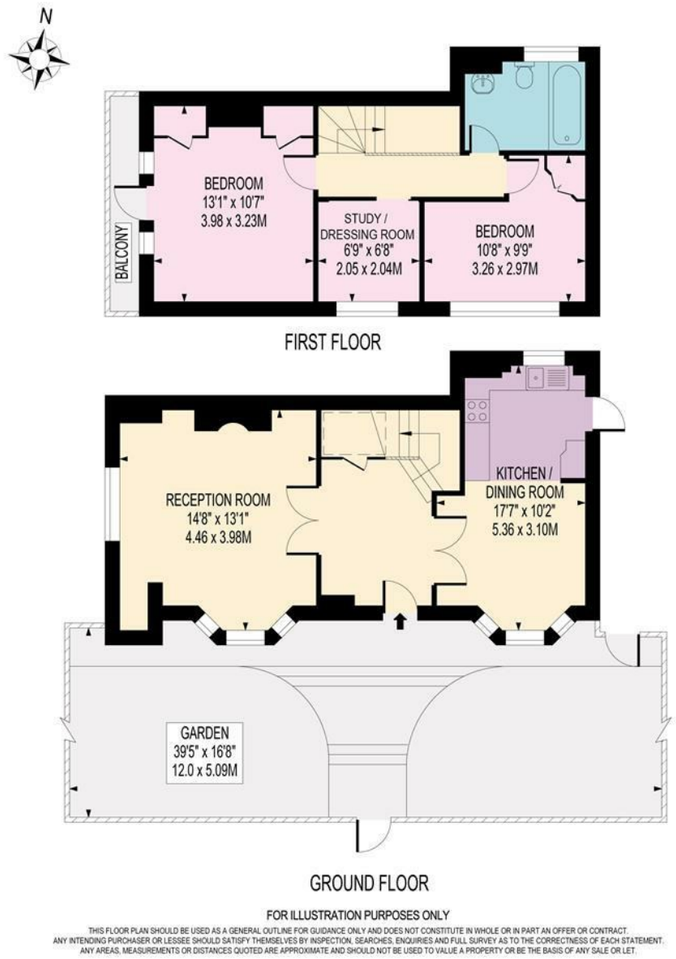
## VICTORIA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 840 SQ FT - 78.0 SQ M




FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.


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## Victoria Road, South Kensington, W8 5RD

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## THE LOCATION

Victoria Road is one of Kensington's most prestigious residential streets, with an attractive and architecturally varied mix of handsome nineteenth-century houses and later inter-war and post-war buildings. Dating from the early nineteenth century, the street has long been regarded as one of London's most exclusive residential addresses and is also home to a number of diplomatic residences.

The property is within easy walking distance of Kensington High Street and Gloucester Road, both offering an excellent range of shops, restaurants and cafés, while Kensington Gardens/Hyde Park is also a short walk away. High Street Kensington Underground station provides District and Circle line services, with convenient road connections westwards and to Heathrow Airport via the M4.



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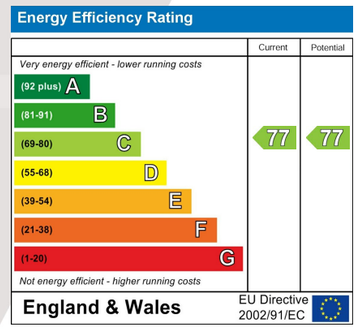
## THE PROPERTY

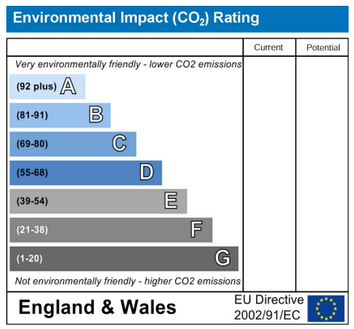
A newly refurbished duplex apartment arranged over the ground and first floors of this distinctive building on Victoria Road. The property has been comprehensively refurbished to a high standard, retaining elements of its original character while incorporating extensive improvements to its services, comfort and energy efficiency.

The ground floor provides well-arranged living and entertaining space, with a reception room and separate dining room, both featuring attractive bay windows and overlooking the private landscaped garden. The reception room incorporates a Chesney's fireplace, while the dining room connects directly with the newly fitted kitchen. New parquet-style flooring runs throughout the principal ground-floor rooms, which also benefit from underfloor heating.

The first floor comprises two bedrooms, a further study/dressing room and a newly fitted bathroom with underfloor heating. The original timber parquet flooring on this level has been carefully restored, retaining an attractive feature of the original interior.

The refurbishment has also included new double-glazed windows retaining the original Crittall-style design, new central heating and electrical installations, and extensive insulation to the external walls. Together, these improvements have contributed to an EPC rating of C (77), providing a high level of energy efficiency for a property of this character.




Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.