



Collingham Road, SW5

Collingham Road, SW5

Landstones are pleased to present this charming first-floor studio apartment, set within a well-maintained period building on Collingham Road.

Offered with a long lease and share of freehold, this rare gem boasts a vast private roof terrace providing exceptional outdoor space with peaceful views over beautifully maintained communal gardens, which residents also have direct access to.

Inside, the apartment benefits from a separate kitchen and a bright, spacious studio room, making it an ideal pied-à-terre.

Perfectly positioned just a short walk from Gloucester Road and South Kensington stations, the property offers excellent transport links via the District and Piccadilly lines. A wealth of local amenities—including Waitrose, Sainsbury's, cafés, and boutique shops—are all close by, adding to the appeal and convenience of this superb location.

This apartment is truly one of a kind and must be viewed to fully appreciate the outstanding outdoor space and tranquil setting.

Council Tax Band: D (Kensington and Chelsea)
Tenure: Share of Freehold
Garden details: Communal Garden, Private Garden

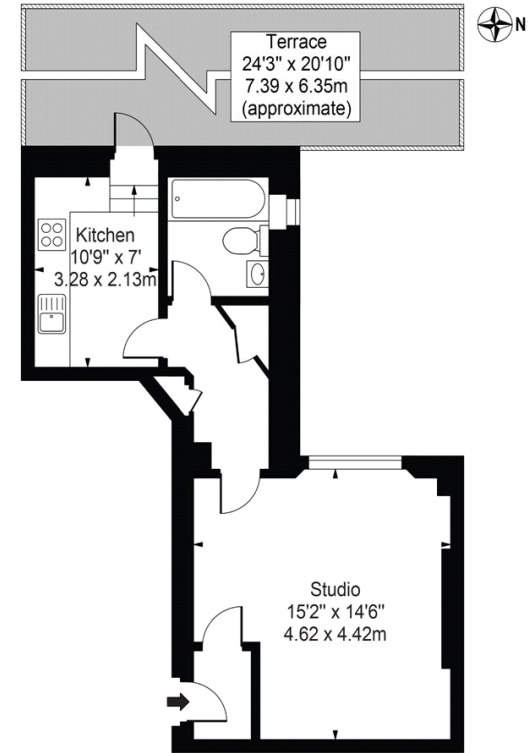
Private Terrace, Communal Garden, Separate Kitchen,
Close To Local Amenities

Asking price: £675,000



Boston House

Approx. Gross Internal Area 391 Sq Ft - 36.33 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

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.

020 7096 9476

contact@landstones.co.uk

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.