



25

HEREFORD
SQUARE

LONDON SW7

SOUTH KENSINGTON IS HOME TO MANY PRESTIGIOUS AND WORLD-CLASS MUSEUMS, THE LIKES OF THE NATURAL HISTORY MUSEUM, SCIENCE MUSEUM, VICTORIA AND ALBERT MUSEUM AND THE ROYAL ALBERT HALL. THESE INSTITUTIONS SET IN MOTION THE BUILDING OF TERRACED HOUSES, WHICH GIVES THE DISTRICT ITS CURRENT APPEARANCE.



AN OPPORTUNITY TO ACQUIRE THREE ADJACENT NEWLY BUILT HOUSES AS A LETTING INVESTMENT IN PRIME CENTRAL LONDON. TRADITIONAL EXTERIOR FAÇADES AND HIGH SPECIFICATION CONTEMPORARY INTERIORS.



Hereford Square was originally built by the architect Thomas Holmes between 1845 and 1850. The square consists of three symmetrical Italianate terraces on the north, west and south side of the gardens. Steeped in history, the large gardens at the heart of the square were once used as a baseball ground by American troops during WWII. The gardens are now home to mature trees, winding paths, well kept lawns and beautiful planted flowerbeds.

The development of 24, 25 & 26 Hereford Square, divided into three fine white stucco fronted townhouses, completes the western terrace and restores the square to its former glory. The white stucco fronted family townhouse development offers the perfect balance of modern living and luxurious comforts.

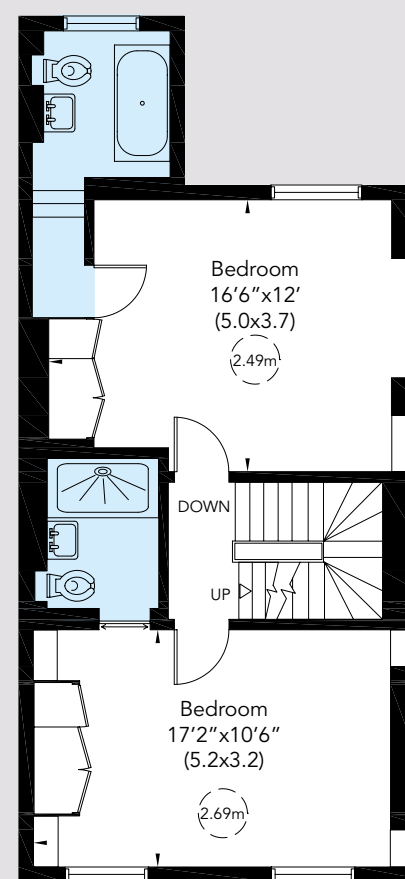
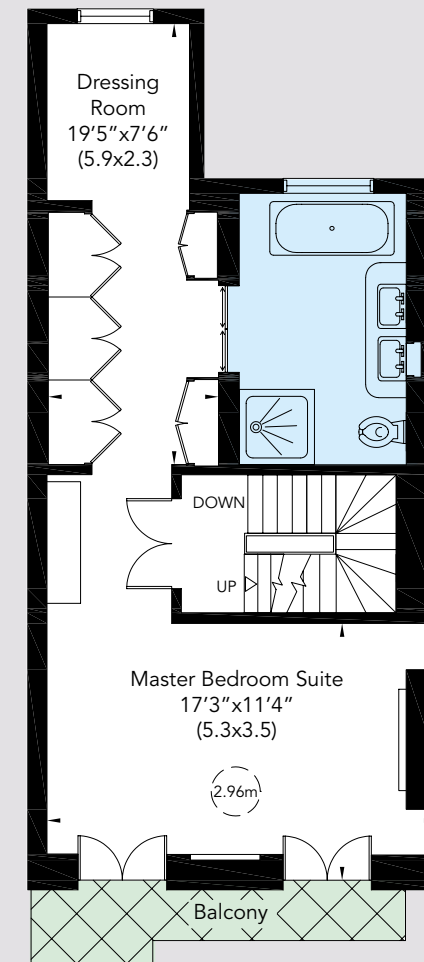
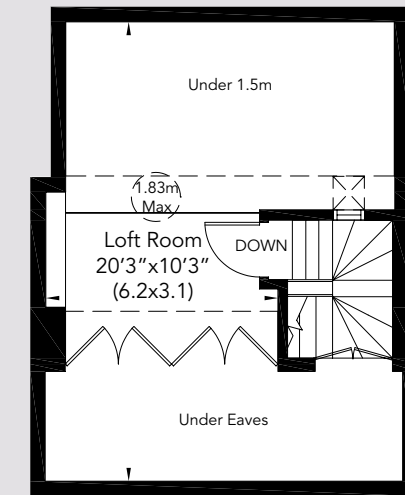
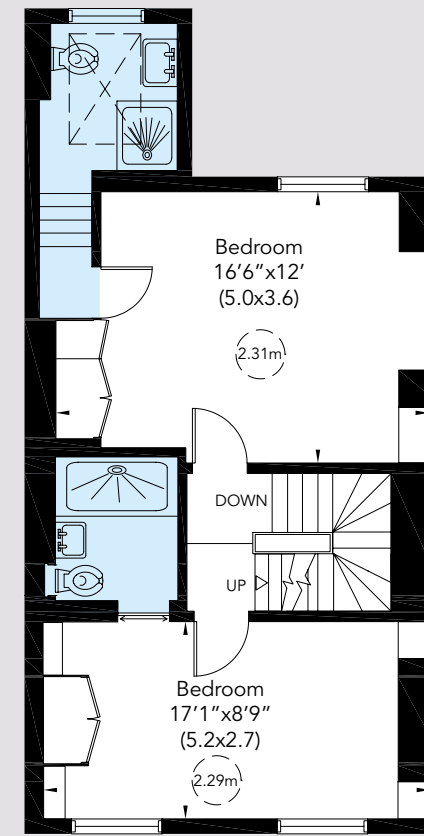
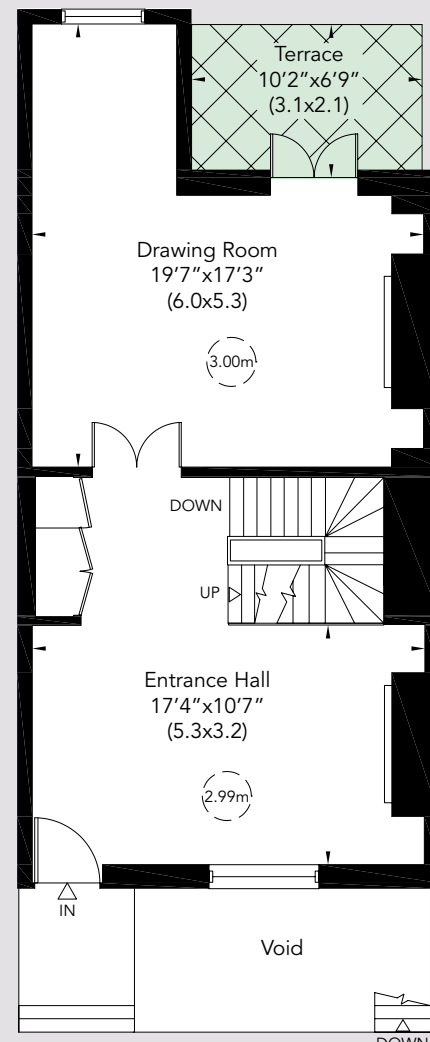
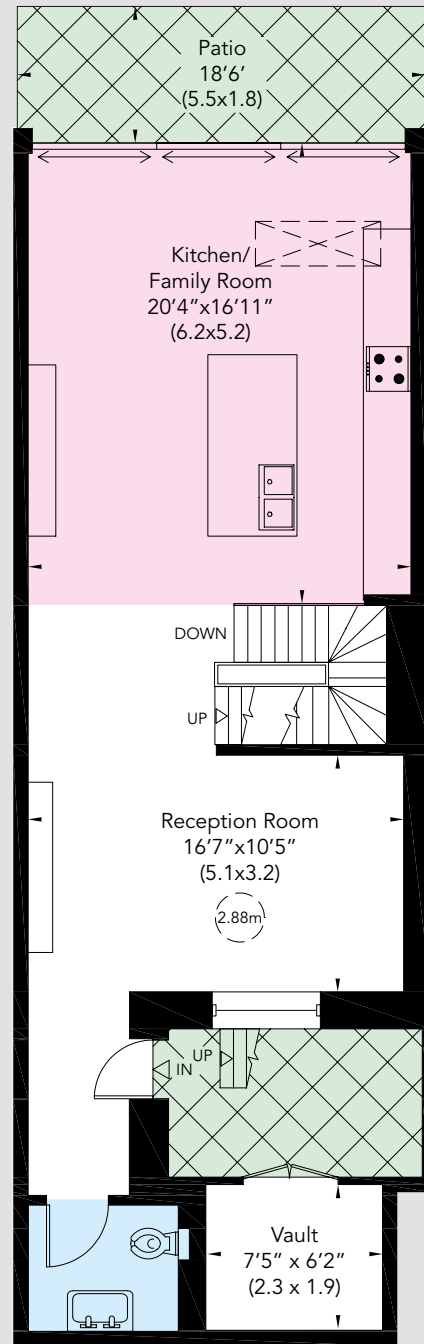
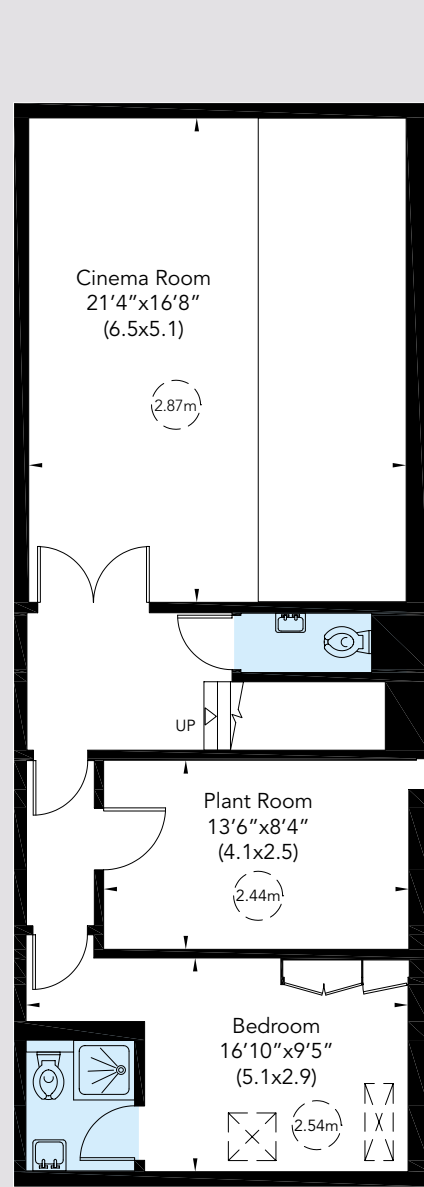
The houses provide state-of-the art technology with complementary interior finishes throughout, using high quality materials including oak flooring, Italian Carrara marble and wool carpets.

Two of the houses are decorated and furnished for show purposes with the third house left plain. The furniture could be made available by separate negotiation.

GROSS INTERNAL AREA (APPROX.)

371 SQ M - 3,997 SQ FT INCLUDING UNDER 1.5M, UNDER EAVES AND VAULT

348 SQ M - 3,745 SQ FT EXCLUDING UNDER 1.5M, UNDER EAVES AND VAULT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

LOCATION MAP



LOCATION

Hereford Square is situated off Gloucester Road, between Harrington Gardens and the Old Brompton Road. Gloucester Road underground station is within close walking distance from the property, as is an extensive range of local shops, restaurants and amenities that the area has to offer. As well as this, the internationally renowned shops and restaurants of both Knightsbridge and the West End are a short distance away.

SPECIFICATIONS

SUMMARY

Three six storey townhouse offering six ensuite bedrooms and external terraces.

- | Freehold
- | Local Authority: Royal Borough of Kensington & Chelsea
- | Residents parking

TYPICAL ACCOMMODATION OF EACH HOUSE

- | Double reception room
- | Media room
- | Open plan kitchen/family/dining room
- | Master bedroom with dressing room and bathroom ensuite
- | 5 further bedrooms
- | 5 ensuite
- | Terrace
- | Access to the private gardens
- | Bespoke wardrobe and storage solutions

COOLING, HEATING AND VENTILATION

- | Integrated zoned heating and cooling system throughout

SECURITY SYSTEM

- | Digital entry phone system
- | Monitored Intruder alarm system
- | CCTV security monitoring of main entrance
- | Daily property management available by separate negotiation

LIGHTING

- | Lutron lighting system
- | Individual lighting design and integration

AUDIO VISUAL

- | Wired and integrated Audio Visual solutions

TELEPHONE & DATA SYSTEM

- | Data cabling to all rooms

SANITARYWARE

- | Samuel Heath & Antonio Lupi bathroom fixtures and fittings
- | Italian Carrara marble throughout the bathrooms

KITCHEN

- | High specification Miele appliances
- | Bespoke kitchen
- | Carrara marble splashback

UTILITY ROOM

- | Miele washing machine
- | Miele dryer

FLOORING

- | Wide plank oak flooring throughout principal living areas including kitchen
- | Wool carpets in bedroom

TERMS

FOR SALE

Tenure | Freehold

Price on Application

INDICATIVE RENTAL VALUE

25 Hereford Square | £5,500 per week

Local Authority | Royal Borough of Kensington & Chelsea



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