



**Flat 6, 89 Onslow Square | London | SW7 3LT**

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# Flat 6, 89 Onslow Square | London | SW7 3LT

This bright south facing second floor two bedroom flat looks over the beautiful gardens of Onslow Square in this prestigious part of South Kensington.

## Accommodation & Amenities

- Drawing room
- Kitchen/Breakfast room
- Master bedroom with dressing room and en-suite bathroom
- Bedroom two
- Shower room
- Use of one storage room
- Resident caretaker
- Lift
- Communal heating and hot water
- Use of communal gardens and tennis court by separate arrangement.

## Terms

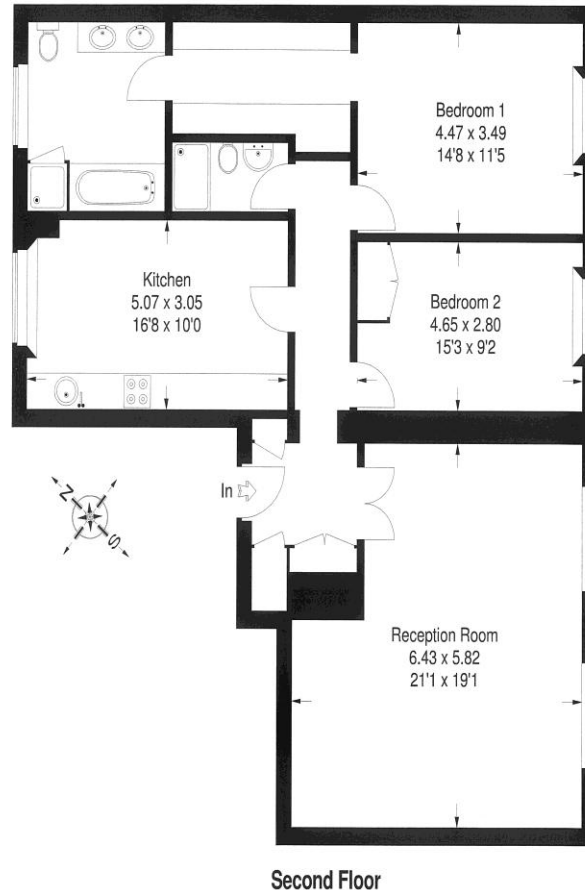
**Lease:** 90 years (105 years from 26/12/1995)

**Service Charge:** £11,456 per annum (including a contribution to the sinking fund)

**Ground Rent:** £150 (reviewed 2016)

**Price:** £2,450,000 Subject to contract

**Onslow Square, SW7**  
Approximate Gross Internal Area : 114 sq m / 1227 sq ft



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



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.