



MILTON  
STONE



# Rosary Gardens

£795,000 Share of Freehold

2 bedroom apartment for sale

## Description

An exciting opportunity to acquire a third floor 668 sqft (62 sqm), top floor, two bedroom flat needing modernisation with a west facing balcony.

Rosary Gardens is situated off The Old Brompton Road and is within a short walking distance of Gloucester Road underground station.

The property currently has a long term tenant who has been there for over 30 years. He is not a regulated tenant but continues to pay just £90 per week. The tenant believes he has the right to stay indefinitely. What is required is that one either has to get a court order to remove him or get a rent officer to increase his rent to a more reasonable level in line with what the tenant believes he is which is a regulated tenant.

There is scope for a rent increase or vacant possession in due course.

Tenure: Share of Freehold (991 years)

Service Charge: £2,800 per year

## Tenure

Share of Freehold (991 years)

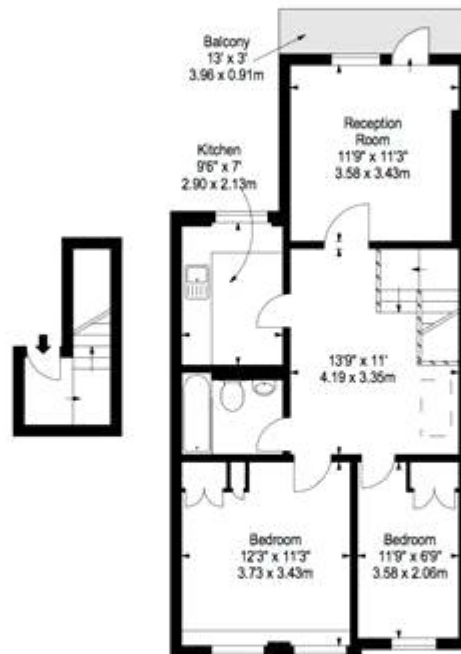


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# 11 ROSARY GARDENS SW5

APPROX. GROSS INTERNAL AREA\*  
668 FT<sup>2</sup> - 62.06 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.  
\* As Defined by RICS - Code of Measuring Practice



SECOND FLOOR  
ENTRANCE

THIRD FLOOR

**BKR**

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>34</b>	
(1-20) <b>G</b>		

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