



ASHBURN GARDENS  
LONDON, SW7

GRANT J BATES  
— PROPERTY —





# A calm and design-led Victorian sanctuary moments from Gloucester Road

GJB

## Ashburn Gardens, London, SW7

### Freehold

- High Ceilings
- Period Cornicing
- Sash Windows
- Decorative Fireplace
- Open-Plan Reception
- Two Suites
- Private Garden Access
- Close To Tube
- Close To Museums
- Nearby Amenities

### Description

Set within a handsome stucco-fronted building on sought-after Ashburn Gardens, this beautifully restored two-bedroom, two-bathroom apartment spans just under 900 sq ft and offers a rare blend of early Victorian architecture and contemporary refinement. Positioned on the raised ground floor with grand ceiling heights and restored period detailing, the home is moments from Hyde Park and benefits from access to nearby private gardens.

Internally, the flat has been reimagined by Schneider Designers to preserve elegance while introducing sleek modern touches. Original features—cornicing, sash windows, working shutters, and fireplace—have all been sympathetically reinstated. The principal bedroom is generous in scale, with bespoke wardrobes, air conditioning, and a luxurious marble-clad en-suite featuring a Toto smart toilet. A second double bedroom is cleverly fitted with built-in joinery and its own en-suite, styled in dark mosaic tones. The living space flows into a

bespoke dark-oak kitchen with granite worktops and Miele appliances, framed by exquisite joinery and original plasterwork.

Hardwood flooring runs throughout, with marble in the bathrooms. The entire flat is filled with natural light and offers exceptional storage.

### Situation

Ashburn Gardens is a peaceful residential street in the Royal Borough of Kensington & Chelsea, just moments from Gloucester Road station and close to the shops and restaurants of South Kensington. Renowned local schools, excellent transport, and access to green space at Hyde Park and private garden squares enhance its appeal.

### Additional Information

**Local Authority:** Kensington & Chelsea

**Council Tax Band:** TBC

**EPC Rating:** D

### Grant J Bates

#### Director

0207 981 2584

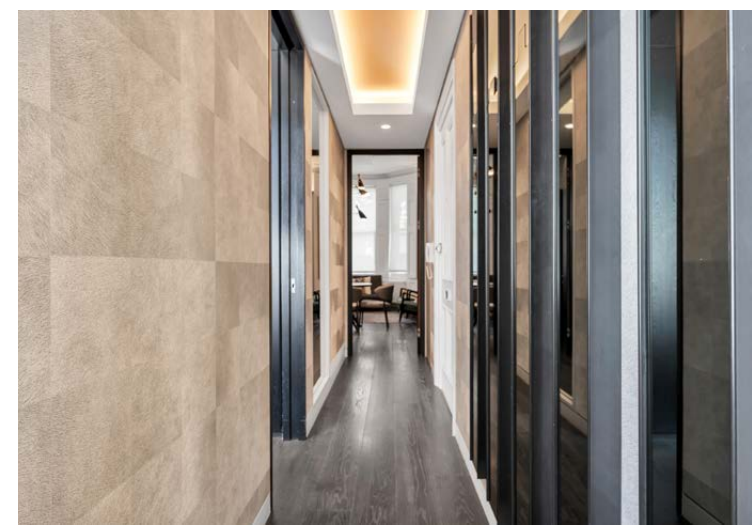
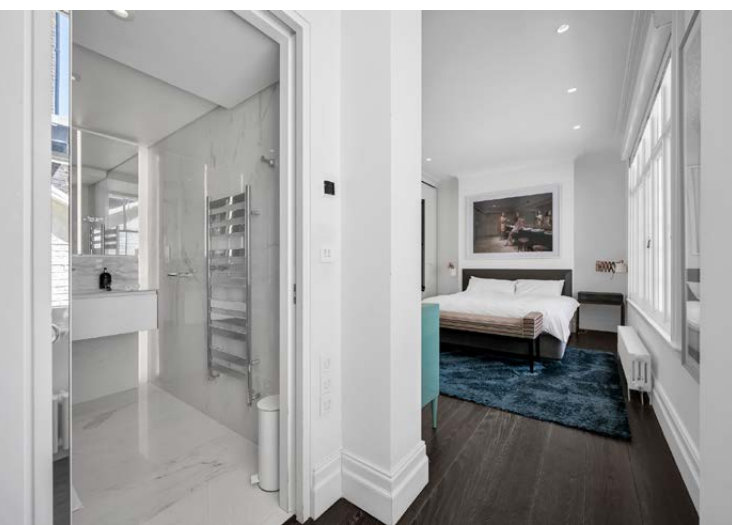
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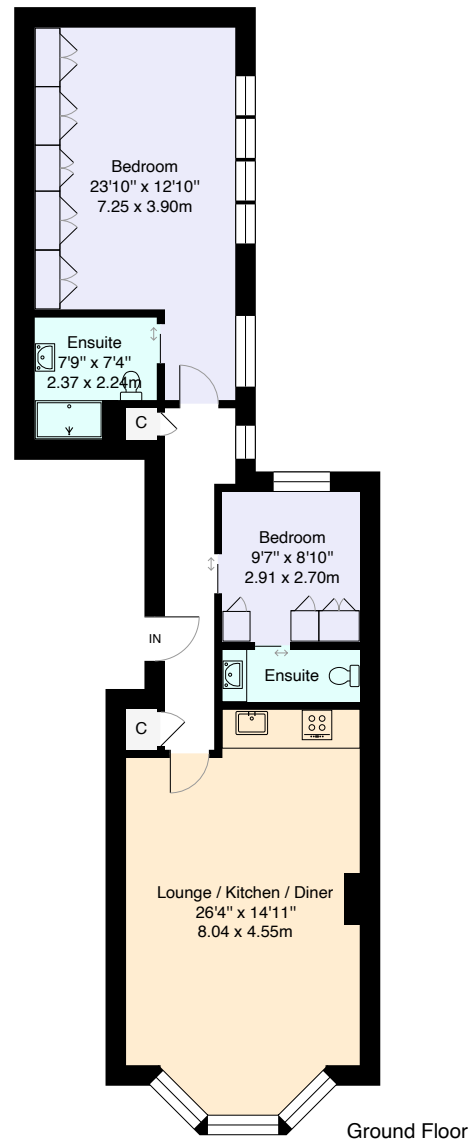












## Ashburn Gardens

Approximate Gross Internal Area = 889 sq ft / 82.6 sq m

**Important Notice:** These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.