



# BRIGHT FIRST FLOOR ONE BEDROOM FLAT

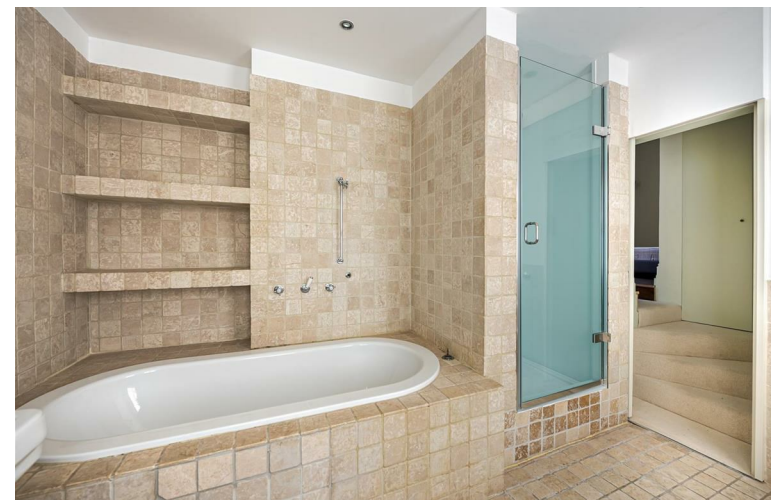
A peaceful, spacious, bright and immaculate flat (691 sq. ft) situated on the first floor of one of London's most beautiful and well located areas, in the heart of this exclusive neighbourhood.

Presented to a high standard, the apartment comprises an exceptionally bright orientation with quality fittings installed, well configured reception/kitchen/dining area, plus entrance hall, double bedroom (with high quality fitted wardrobes), with generous luxury ensuite bathroom.

The apartment enjoys great light from the many large sash windows with high ceilings (over 3 m) in all the principal rooms, adding to the exceptional sense of space and brightness, with wooden flooring throughout the apartment. The building is entered on the raised ground floor and the flat/apartment is entered on the first floor of this impressive building forming part of a fine semi-stuccoed terrace. Residents' parking for The Royal Borough of Kensington and Chelsea is available.





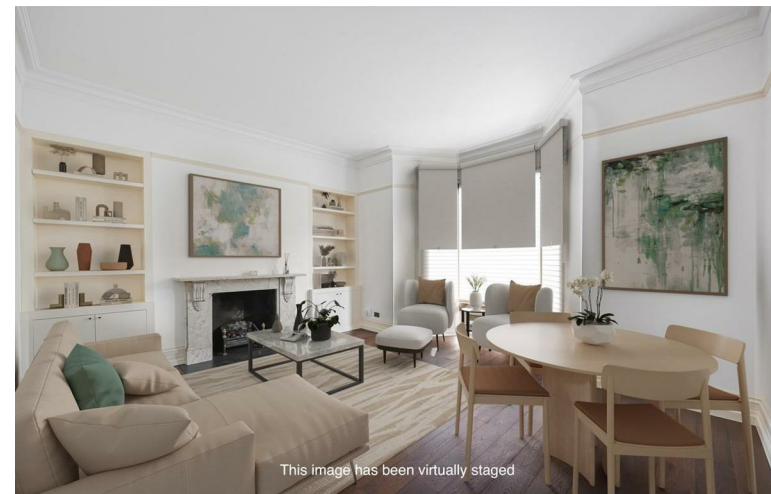


## ACCOMMODATION

First Floor Flat | Entrance Hall | Reception/Dining Room | Kitchen | Bedroom | Bathroom | Gross Internal Area 691 Sq Ft - 64.20 Sq M

## LOCATION

This property in Chelsea is within walking distance of all the shops, restaurants and bars of "The Beach" and Fulham Road. You will also find yourself close to the bars and shops of Earl's Court, South Kensington and Gloucester Road, perfectly placed to enjoy the fantastic facilities and amenities that the area has to offer. The Piccadilly line direct to Heathrow, along with Circle, District, Overground and mainline train services all within a half mile.



This image has been virtually staged





**GREAT LOCATION CLOSE TO KINGS ROAD AND FULHAM ROAD**

## TERMS

**PRICE: £1,000,000**

**Tenure:** Share of freehold

**Lease:** 999 Years approx.

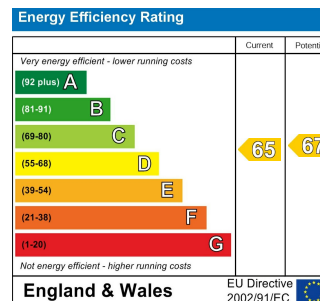
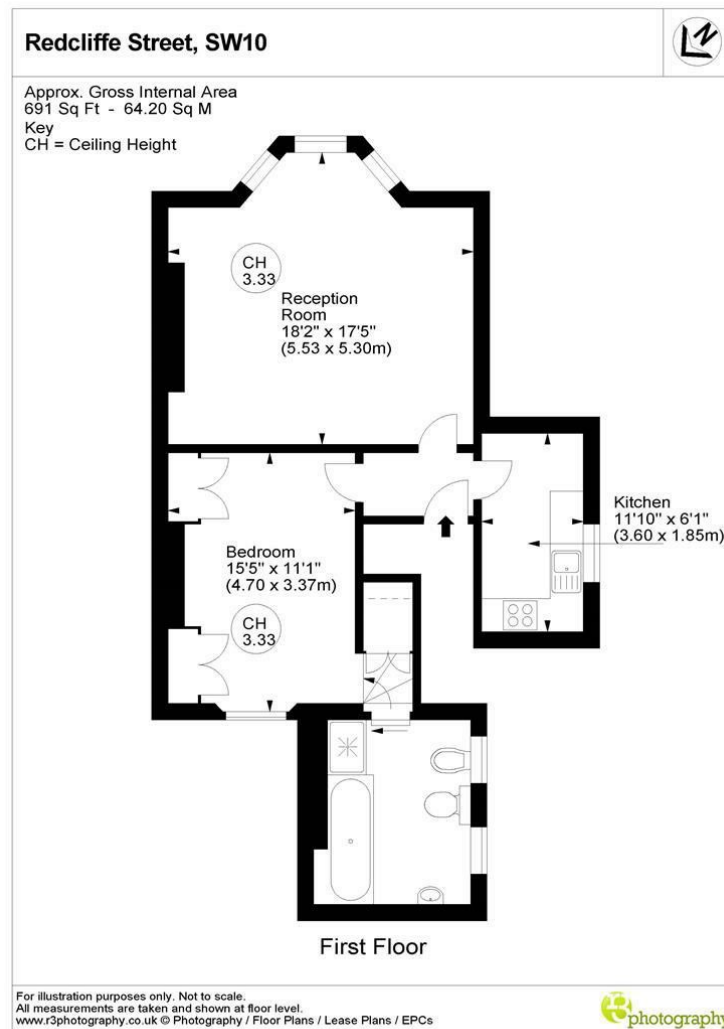
**Ground Rent:** Current N/A

**Service Charge:** £3,731.82 Per Annum inc. Reserve Fund Contribution

**Council Name:** Royal Borough of Kensington and Chelsea

**Council Tax Band:** F £1970 2022/2023

**EPC:** Band D (Expires 8th January 2030)



## FEATURES

- First Floor Flat
- 3.3 M Ceiling Height
- South Facing Reception
- Quiet Location
- Close to Transport
- Council Tax (RBKC) Band: F
- EPC Rate: D
- Lease Length: 999 years approx
- Period Features
- Victorian Building

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