



Redcliffe Square, Chelsea **SW10**



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This superb, two bedroom apartment is situated on the lower ground floor of an elegant, Victorian conversion on Redcliffe Square. Redcliffe Square is a highly regarded residential address, which forms part of the Boltons Conservation Area. The apartment benefits from its own main door entrance and has been meticulously reconfigured and refurbished throughout by the current owner.



Guide price: £2,000,000

Tenure: Share of freehold plus leasehold, approximately 959 years remaining

Service charge: £1,956 per annum, reviewed every 1 year, next review due 2024

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G

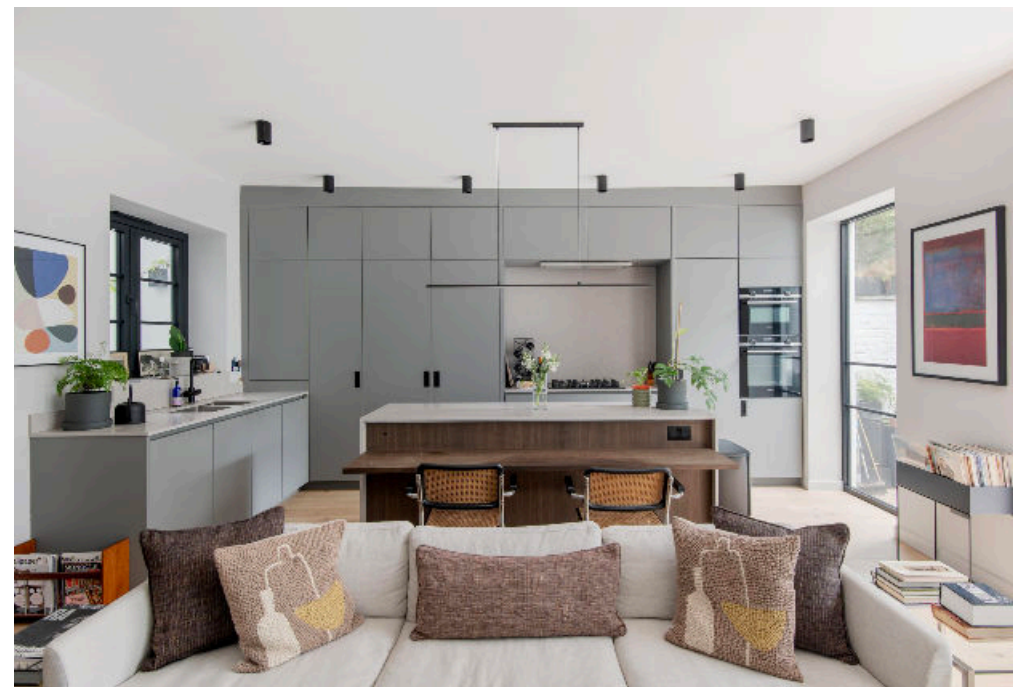


The apartment is perfectly set up for entertaining; offering a large, open plan reception room/kitchen with bi-folding doors, which provide access to a delightful, south facing patio garden. The kitchen is beautifully appointed with integrated appliances and there is an abundance of storage and worktop space. A bar seating area provides informal entertaining options, plus ample space for a dining table.

The principal bedroom offers excellent fitted wardrobes and is served by a spacious, en suite bathroom. There is a further double bedroom, which is served by a sleek guest shower room, and there is fantastic storage and engineered wood flooring throughout the apartment. In all, the combination of spacious living, a popular address and a high specification finish make this a delightful home, which could be perfectly suited to a first time buyer, as a long term investment or those looking for a secure pied-a-terre in Chelsea.

A wide range of amenities is within easy walking distance of the apartment, which include supermarkets, independent shops, cafes and restaurants on Fulham Road, excellent restaurants on Hollywood Road and further amenities on Kings Road.

Earls Court Underground Station (Piccadilly, District and Circle lines) is 0.4 miles away, with West Brompton Station (District line and Overground) 0.5 miles away and Gloucester Road (Piccadilly and District lines) 0.6 miles away. The immediate vicinity is served by a regular bus service and nearby Brompton Cemetery provides pleasant walking and cycling routes.



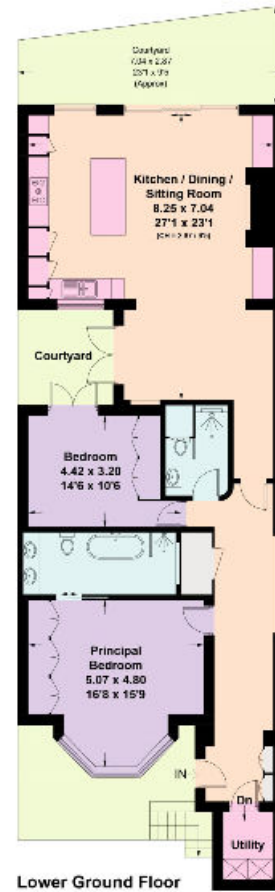


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Approximate Floor Area = 127.2 sq m / 1369 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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