



Benham House, Coleridge Gardens **SW10**

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# Benham House

## Coleridge Gardens SW10

Kings Chelsea is a secure, gated development accessed off Kings Road. Both Kings Road and Fulham Road offer a wide range of shops, supermarkets, cafes and restaurants and are within easy walking distance. Imperial Wharf Station (Overground) is 0.4 miles away, with Fulham Broadway Underground Station (District Line) 0.5 miles away. Kings Road and Fulham Road are served by a regular bus service and the Thames Path provides beautiful walking and cycles routes.



**Guide price:** £700,000

**Tenure:** Leasehold: approximately 976 years remaining

**Service charge:** £6,400 per annum, reviewed every 1 year, next review due 2024

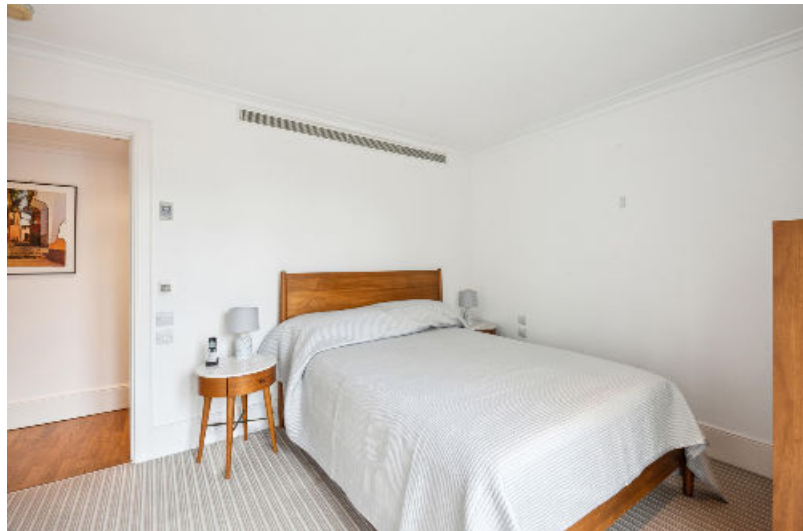
**Ground rent:** Peppercorn

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** G



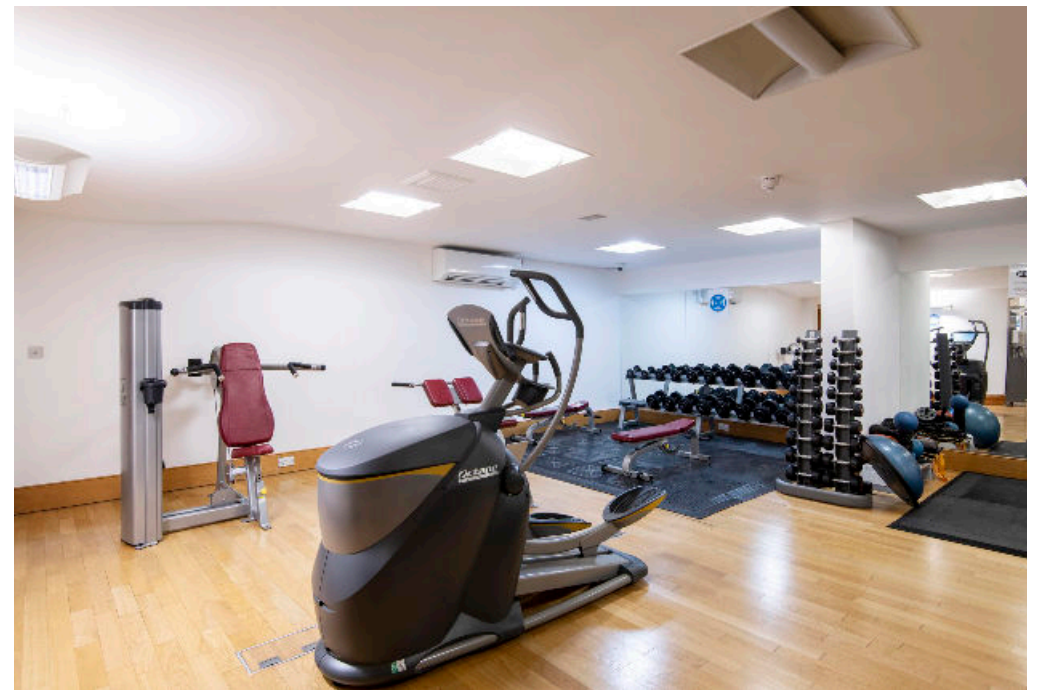
This is an exceptional, one bedroom apartment situated on the fifth floor (with lift) of Benham House, which forms part of the highly regarded Kings Chelsea development. The apartment is beautifully presented and receives excellent natural light. The accommodation includes a delightful reception room, which offers elegant wooden flooring and there is ample space for a dining table. The reception room provides access to a fantastic private balcony, which enjoys afternoon sunlight, pleasant views and is also accessible from the bedroom. The kitchen is well-appointed, with integrated appliances and a good balance of work surfaces and storage cupboards. The bedroom offers generous proportions and fitted wardrobes. The accommodation is completed by a sleek shower room and further storage accessed off the hallway. There is underfloor heating and comfort cooling throughout and the apartment is to be sold with a secure, underground parking space. Kings Chelsea offers exceptional amenities for residents, which include a swimming pool, a gym and 24 hour concierge. The communal gardens are immaculate and there is also a tennis court within the grounds.









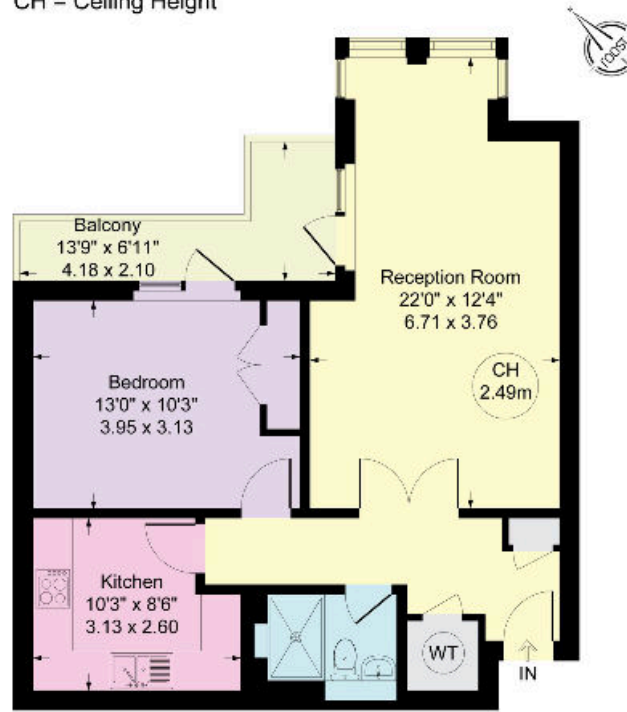




**Benham House, Coleridge Gardens, London SW10**  
Approximate Gross Internal Area = 603 sq ft /56.00 sq m

CH = Ceiling Height

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.



**Fifth Floor**  
**Approximate Floor Area**  
**603 sq. ft**  
**(56.00 sq. m)**

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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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Particulars dated October 2023. Photographs and videos dated October 2023.

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