



Ucperne Road, Chelsea **SW10**



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This is a generously proportioned, one bedroom apartment situated on the lower ground floor of a well-maintained, Victorian conversion.

The accommodation includes a wonderful reception room, which is perfect for entertaining and features an attractive fireplace. There is a separate, wellappointed kitchen, leading through to a fantastic dining room, which in turns provides access to a private patio. The bedroom is peacefully positioned and benefits from fitted wardrobes. The accommodation is completed by a shower room, which is accessed off the hallway.



Guide price: £520,000

Tenure: Leasehold: approximately 95 years remaining

Service charge: £712.24 per annum, reviewed every 1 year, next review due 2024

Ground rent: £10.00 per annum, reviewed every 1 year, next review due 2024

Local authority: Royal Borough of Kensington & Chelsea

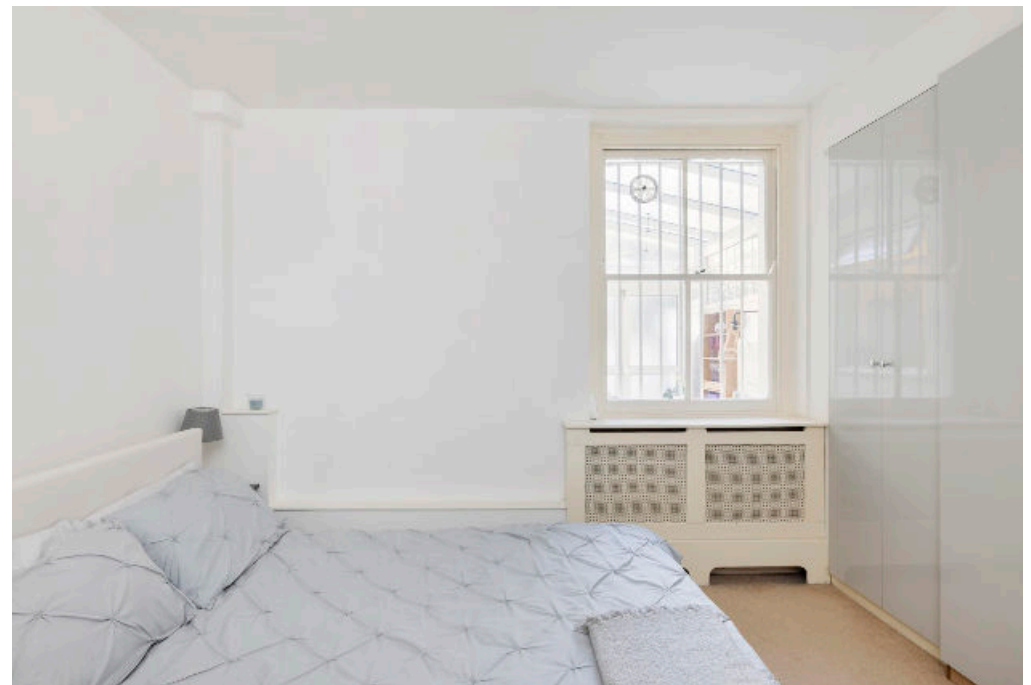
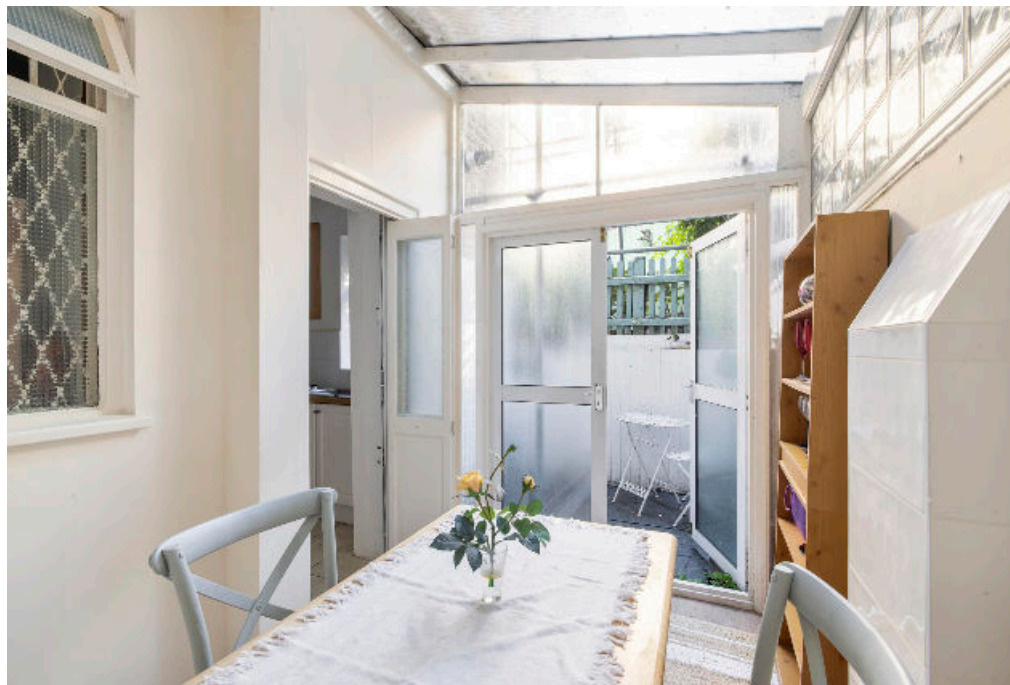
Council tax band: D





Location

Upcerne Road is an attractive and peaceful residential street, situated approximately 0.3 miles from Imperial Wharf Station (Overground) and 0.6 miles from Fulham Broadway Underground Station (District Line). This home is conveniently located, close to the new Chelsea Waterfront development, which will provide incredible new local amenities. The Thames Path provides wonderful walking and cycling routes and Battersea Park, which offers tennis courts and sports facilities, is also within walking distance (all distances given are approximates).

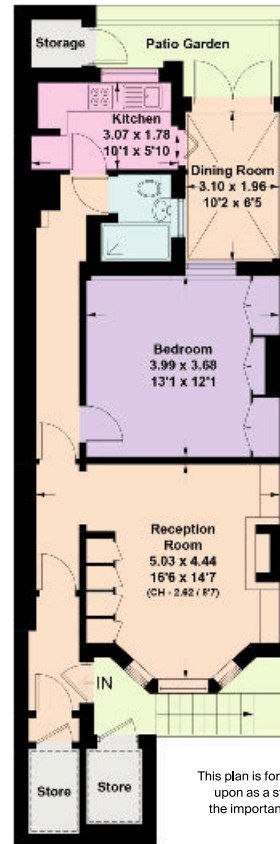


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Approximate Floor Area = 81.4 sq m / 881 sq ft
Stores / Storage = 5.1 sq m / 55 sq ft
Total = 86.5 sq m / 936 sq ft
Including Limited Use Area (3.7 sq m / 40 sq ft)



 = Reduced head height below 1.5m



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.

Lower Ground Floor

Knight Frank

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I would be delighted to tell you more

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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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