

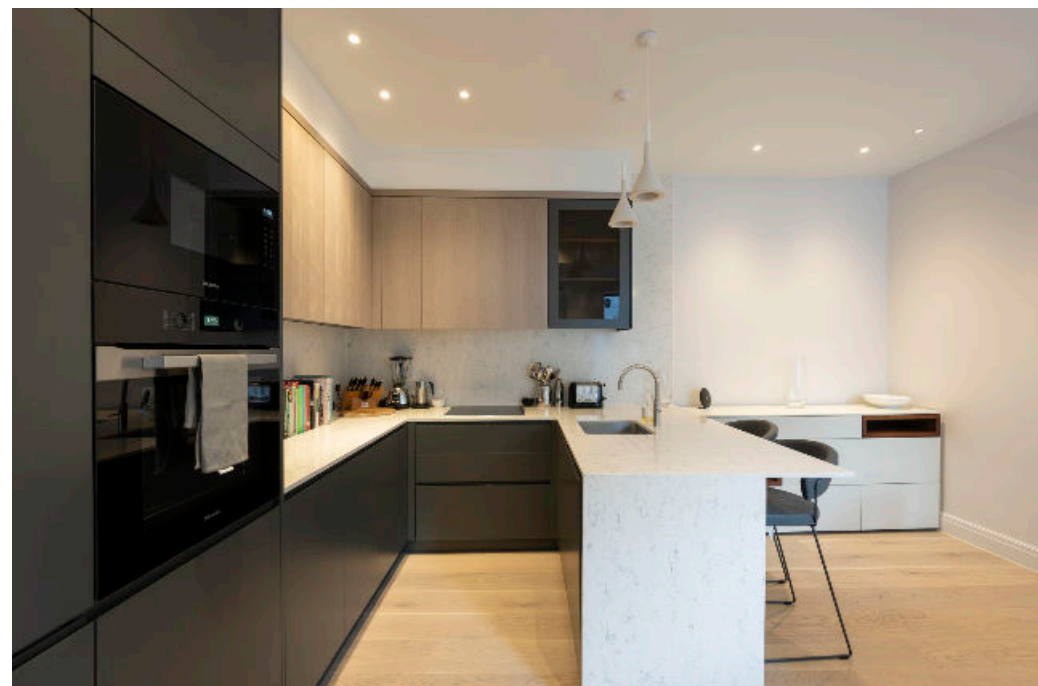


Old Church Street, Chelsea **SW3**



Old Church Street Chelsea SW3

Situated in an idyllic position within close walking distance of the Kings Road and the banks of the River Thames, this is a rare opportunity to own an outstanding, recently constructed home in one of Chelsea's most exclusive addresses. This superb two bedroom apartment is peacefully situated and offers a wonderful balance of entertaining and living spaces.



Guide price: £1,850,000

Tenure: Share of freehold plus leasehold, approximately 996 years remaining

Service charge: £5,000 per annum, reviewed every year, next review due 2024

Ground rent: Peppercorn

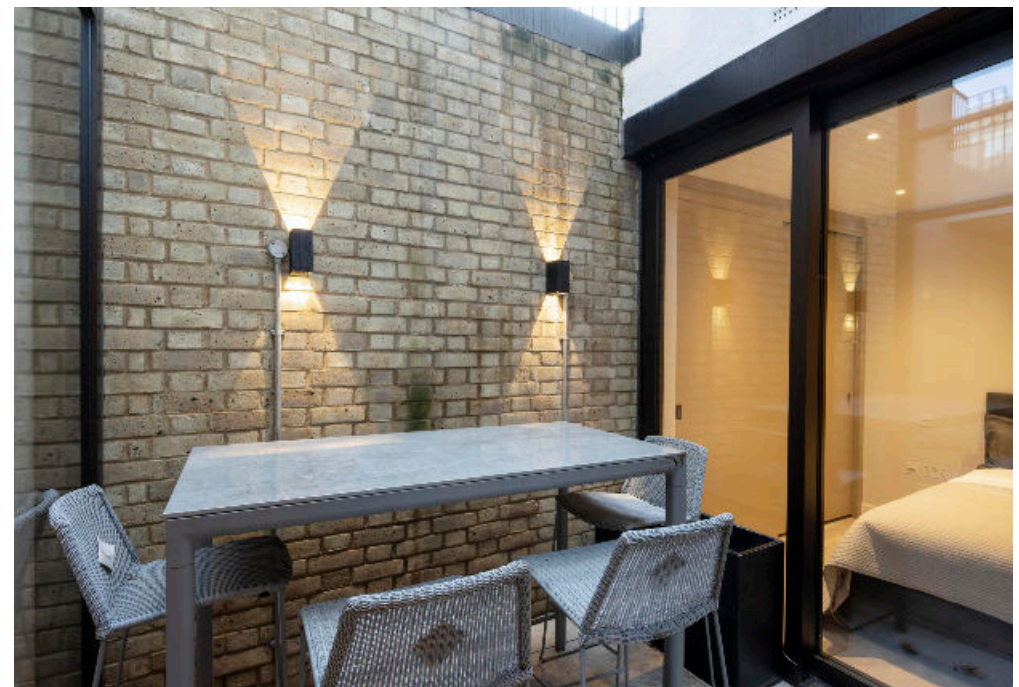
Local authority: Royal Borough of Kensington & Chelsea

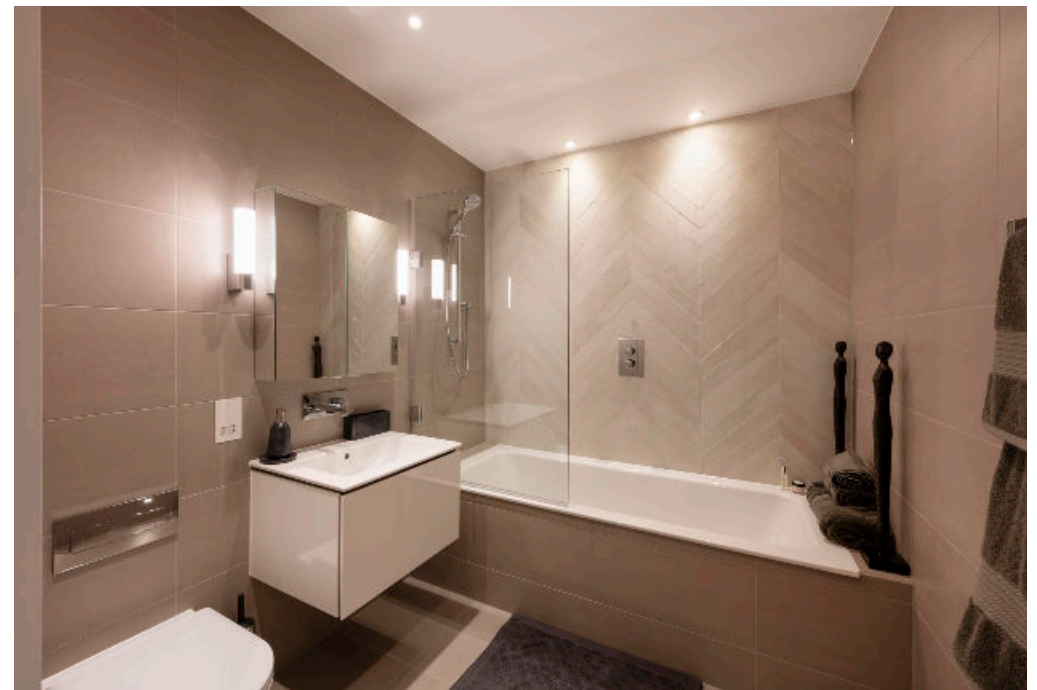
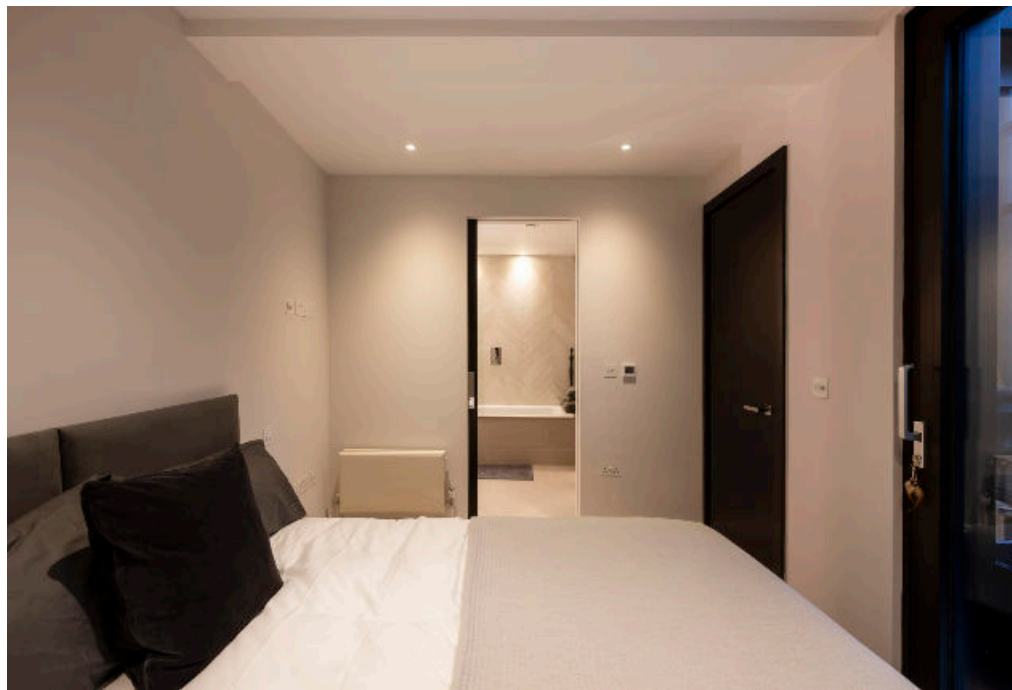
Council tax band: G

Situated over the ground and lower ground floors of a meticulously restored period building, the accommodation includes a delightful open plan kitchen/dining room, which features sleek, wide-plank wooden floors. The bespoke fitted kitchen offers integrated Miele and Siemens appliances, with Consentino Silstone worktops and a bar seating area.

Downstairs, the spacious reception room also benefits from wooden flooring and provides access to a patio, which offers a cosy ambiance. The bedrooms are peacefully situated and both are served by fitted wardrobes and beautifully appointed en suite bathrooms. There is an additional WC situated off the hallway and the apartment benefits from underfloor heating throughout. The apartment benefits from a new build, 10 year warranty which expires in 2031.

Peacefully positioned on Old Church Street, this home is ideally situated for the stylish shops, bars and restaurants which the iconic Kings Road has to offer. The wide open spaces of Battersea Park are within easy reach, which includes a boating lake and lakeside cafes, with a wide range of sports facilities. South Kensington Underground Station (Piccadilly, District and Circle lines) is 0.9 miles away and Sloane Square tube station (District and Circle lines) is 1 mile away . Both Kings Road and Chelsea Embankment are served by a regular bus service and the Thames Path provides excellent walking and cycling routes (all distances and times given are approximate).





Old Church Street, SW3

Approximate Floor Area = 109.2 sq m / 1175 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft) & Voids



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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Particulars dated November 2023. Photographs and videos dated November 2023.

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