



Finborough Road, London **SW10**

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This is a fantastic two bedroom flat situated on the lower ground floor of an elegant, Victorian conversion on Finborough Road. The apartment is accessed via its own private entrance and once inside, the accommodation is well-balanced, with bedrooms to the front and living to the rear. The principal bedroom offers extensive fitted wardrobes and benefits from having an en suite bathroom. There is a further bedroom and a family bathroom. The living space comprises a smart kitchen with a breakfast bar overlooking the modern open-plan living and dining room. The living room has access to a courtyard. A practical utility space completes the accommodation.



Guide price: £950,000

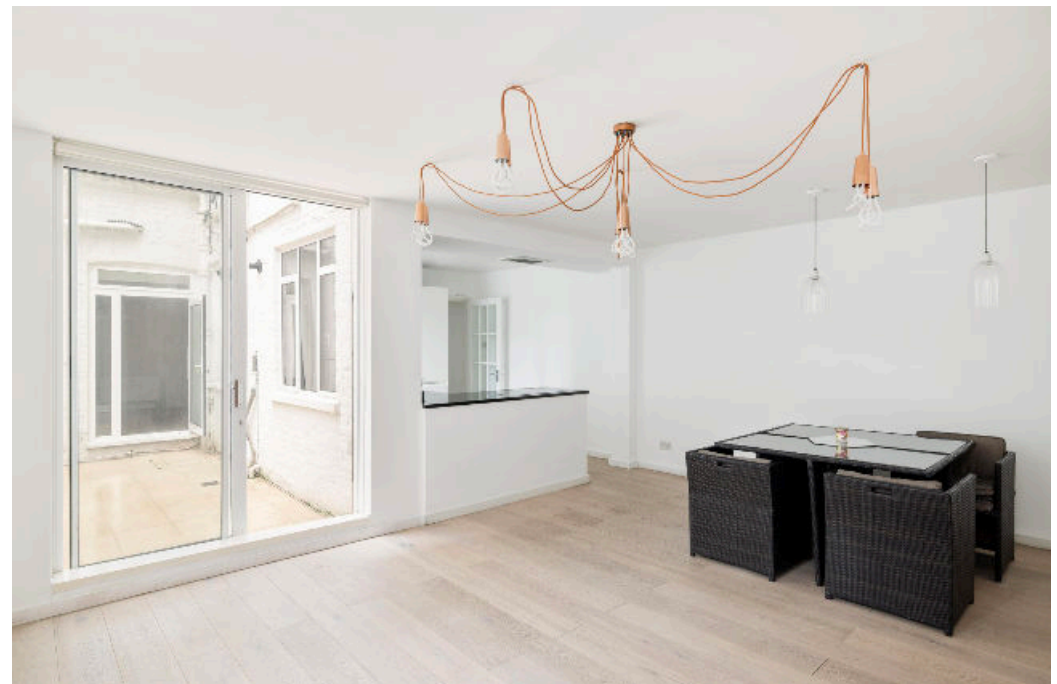
Tenure: Leasehold: approximately 144 years remaining

Service charge: £3,000 per annum, reviewed every 1 year, next review due 2024

Ground rent: £100 per annum, reviewed every 1 year, next review due 2024

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: E





Location

Finborough Road is situated north of Chelsea's Fulham Road. A wide range of amenities, including supermarkets, independent shops, cafes and restaurants in both Earls Court and on Fulham Road are located nearby.

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

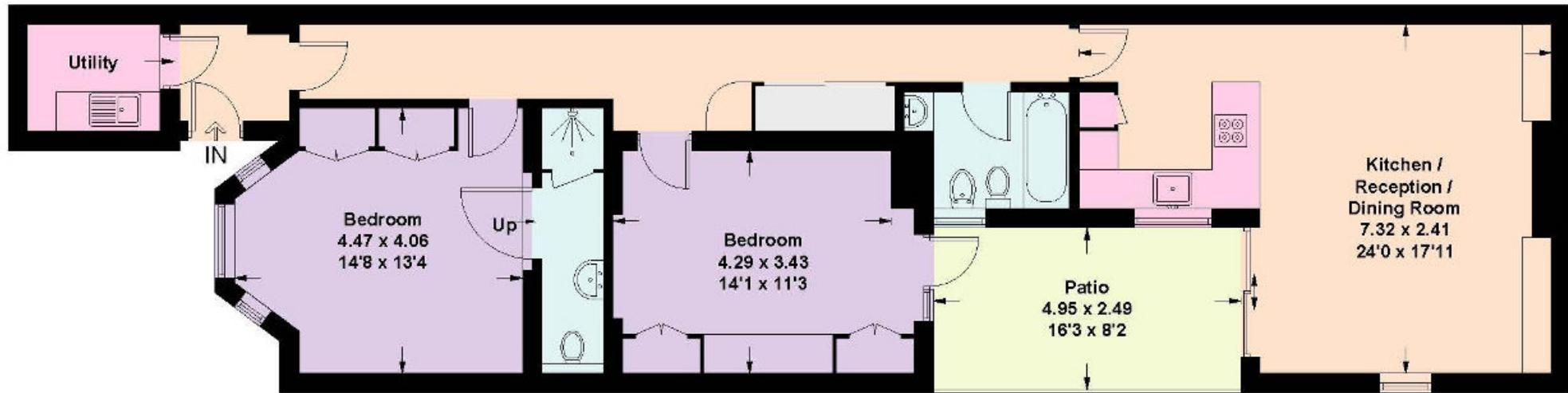
*All distances are approximate.





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Approximate Floor Area = 100.9 sq m / 1086 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)



Lower Ground Floor

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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