



Gertrude Street, London **SW10**

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A spacious flat situated on the lower ground floor of a pretty, period conversion building.

The flat comprises well-balanced living space. There is a spacious living room to the front of the flat. To the rear, the open-plan kitchen diner has plenty of space to entertain guests. The dining room opens onto the exceptional patio area.

The principal bedroom offers extensive fitted wardrobes and benefits from having an en suite bathroom. There is a further bedroom and a family bathroom. A practical utility space completes the accommodation.



Guide price: £1,500,000

Tenure: Share of freehold plus leasehold, approximately 83 years remaining

Service charge: £2,556 per annum, reviewed every 1 year, next review due 2024

Ground rent: Covered in the service charge

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F





Location

Gertrude Street is situated within the Ten Acre Residential Estate, a peaceful and highly regarded address in Chelsea. It is within easy walking distance of the vibrant Kings Road and Fulham Road, both of which provide a wide selection of independent shops, supermarkets, cafes and restaurants.

Kings Road and Fulham Road are served by a regular bus service.

Sloane Square Underground Station (Circle and District lines) is 1.3 miles away.

South Kensington and Gloucester Road Underground Stations (Circle, District and Piccadilly lines) are both 1 mile away.

Fulham Broadway Underground Station (District line) and Imperial Wharf (London Overground and Southern Railway) are both 0.8 miles away.

*All distances are approximate.



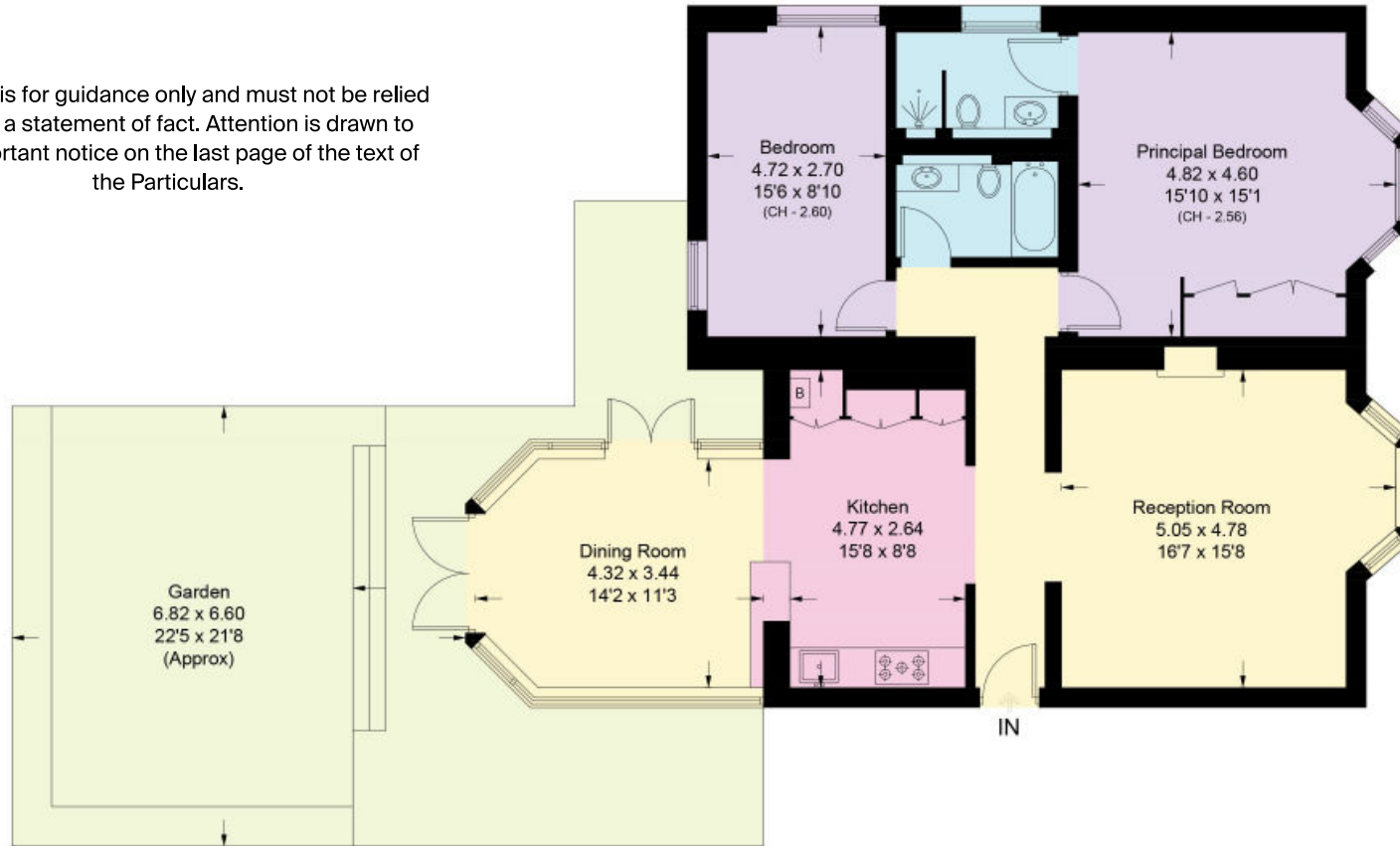


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Approximate Area = 109.2 sq m / 1175 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)



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.



Lower Ground Floor

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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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