



Elm Park Gardens, Chelsea **SW10**

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# Elm Park Gardens

## Chelsea SW10

This beautifully proportioned two bedroom apartment is situated on the lower ground floor of a highly regarded, purpose built block in Elm Park Gardens, a stone's throw from the vibrant Kings Road. The apartment benefits from its own private entrance and access to a beautifully maintained communal garden in the centre of the square.

The accommodation includes a spacious reception room, which is perfect for entertaining and offers ample space for a dining table. There is a separate, well-appointed kitchen which features sleek integrated appliances. The bedrooms are peacefully situated and evenly sized; both offer fitted wardrobes and en suite bath/shower rooms. There is access to a small, private patio and the accommodation is completed by a guest WC, accessed off the hallway.



**Guide price:** £1,250,000

**Tenure:** Leasehold: approximately 115 years remaining

**Service charge:** £1,200 per annum, reviewed annually

**Ground rent:** £10 per annum, reviewed annually

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

**Council tax band:** F

Overall, the combination of a balanced layout, peaceful position and access to a communal garden makes this a highly appealing property. This flat would be ideally suited to a first time buyer, a buy-to-let investor or those looking for the perfect pied-a-terre in the heart of Chelsea.

## Location

Elm Park Gardens is a wonderful residential address, which lies between the vibrant Kings Road and Fulham Road. A wide range of amenities are within easy walking distance; Fulham Road offers several supermarkets, cafes, restaurants and independent boutiques, whilst Kings Road is home to boutique stores, larger high street brands and a fantastic selection of eateries. Gloucester Road and South Kensington Underground Stations (Piccadilly, District and Circle Lines) are 0.6 miles away, with Sloane Square Underground Station (District and Circle Lines) 1.1 miles away. Fulham Road and Kings Road are served by a regular bus service (all distances given are approximates).



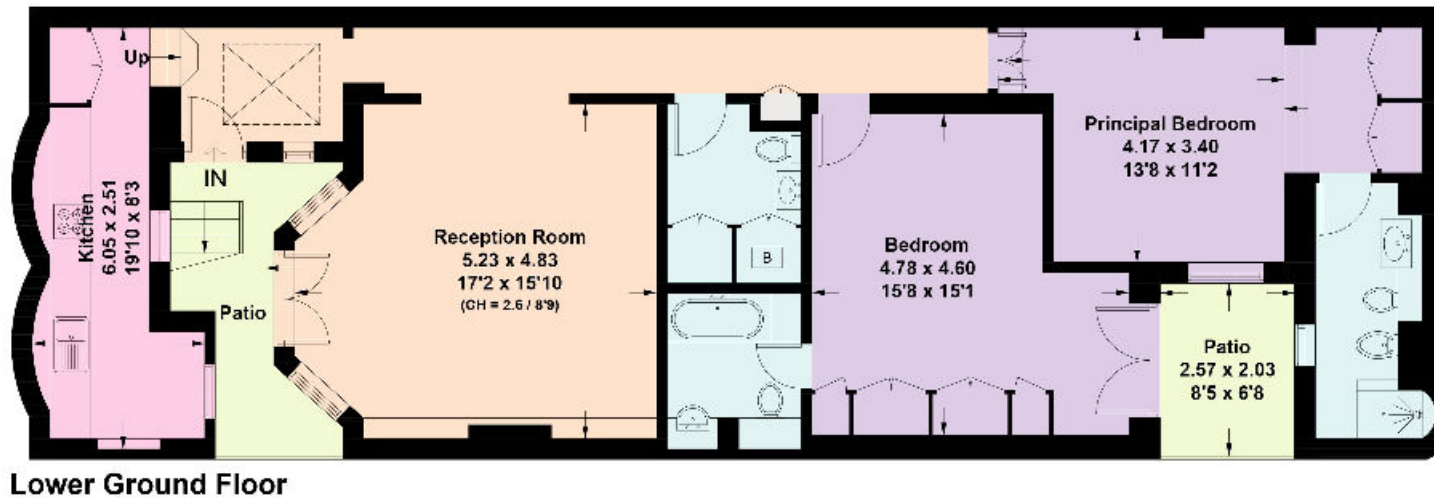


## Elm Park Gardens, SW10

Approximate Floor Area = 103.4 sq m / 1113 sq ft  
Including Limited Use Area (0.4 sq m / 4 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.



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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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