



The Courtyard, Trident Place **SW3**





The Courtyard

Trident Place SW3

This superb house is peacefully positioned in a gated, private mews within the heart of Old Chelsea, 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 0.7 miles away and Sloane Square tube station (District and Circle lines) is 0.9 miles 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).



Guide price: £2,000,000

Tenure: Leasehold: approximately 974 years remaining

Service charge: £1,624.96 per annum, reviewed every year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H



This house benefits from a secure, underground parking space and is an ideal "lock up and leave" home. Arranged over three floors, the accommodation includes a delightful, first floor reception room, which is perfect for entertaining and offers ample space for a dining table.

The reception room features sleek wooden flooring and provides access to a private terrace. There is a separate, beautifully appointed kitchen, which benefits from integrated appliances and excellent storage space.

The principal bedroom is generously proportioned and is served by high quality, fitted wardrobes, air conditioning and an en suite bathroom. There is a further double bedroom on this floor, with an en suite shower room and built-in storage. The accommodation is completed by a third double bedroom on the ground floor, which benefits from an en suite shower room. This room could also be used as a spacious home office or a snug if preferred.



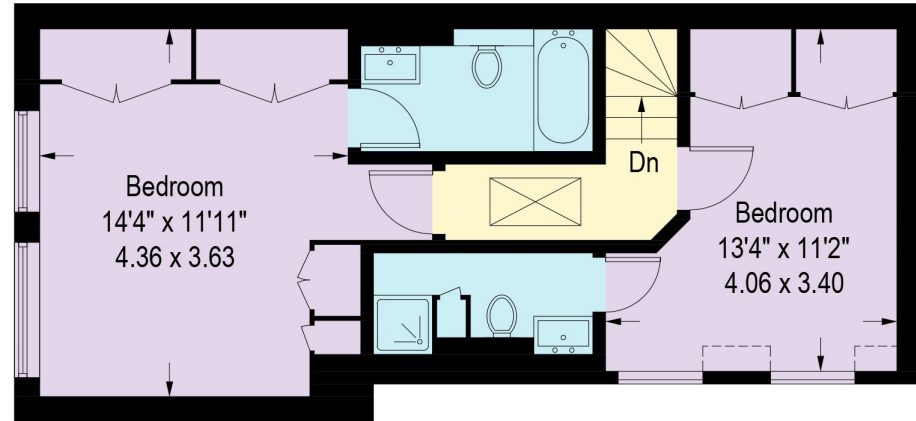
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Approximate Gross Internal Floor Area
113.7 sq m / 1224 sq ft



= Reduced headroom below 1.5m / 5'0

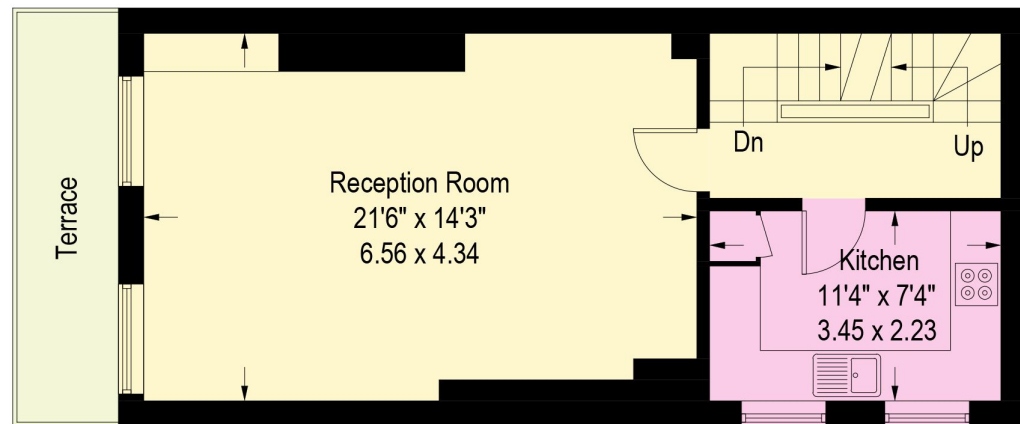


Second Floor

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.



Ground Floor



First Floor

Knight Frank
Chelsea
352A Kings Road
London
SW3 5UU

Claire Mengham
020 3978 2462
claire.mengham@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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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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