



Paultons House, Paultons Square **SW3**

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# Paultons House

## Paultons Square SW3

This superb top floor apartment has been beautifully maintained during the current ownership and offers excellent natural light, with far reaching views of the city skyline. Situated on the fifth floor (with lift) of a highly regarded mansion block on Paultons Square, the accommodation includes an expansive reception room, which offers ample space for a dining table and boasts picturesque views over Paultons Square and Kings Road. There is a separate, well-appointed kitchen, which features integrated appliances and there is a good balance of worktop and storage space. There are two evenly sized double bedrooms, both of which benefit from fitted wardrobes and offer stunning outlooks. The bedrooms are served by a well-proportioned, family bathroom.



**Guide price:** £1,095,000

**Tenure:** Leasehold: approximately 105 years remaining

**Service charge:** £3,500 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:** G

The apartment is beautifully presented throughout and would be ideally suited to a first time buyer, buy to let investor or those looking for a secure pied-a-terre in a renowned Chelsea address.

### Location

Positioned on Paultons Square, one of Chelsea's most sought after addresses, 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 0.8 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).

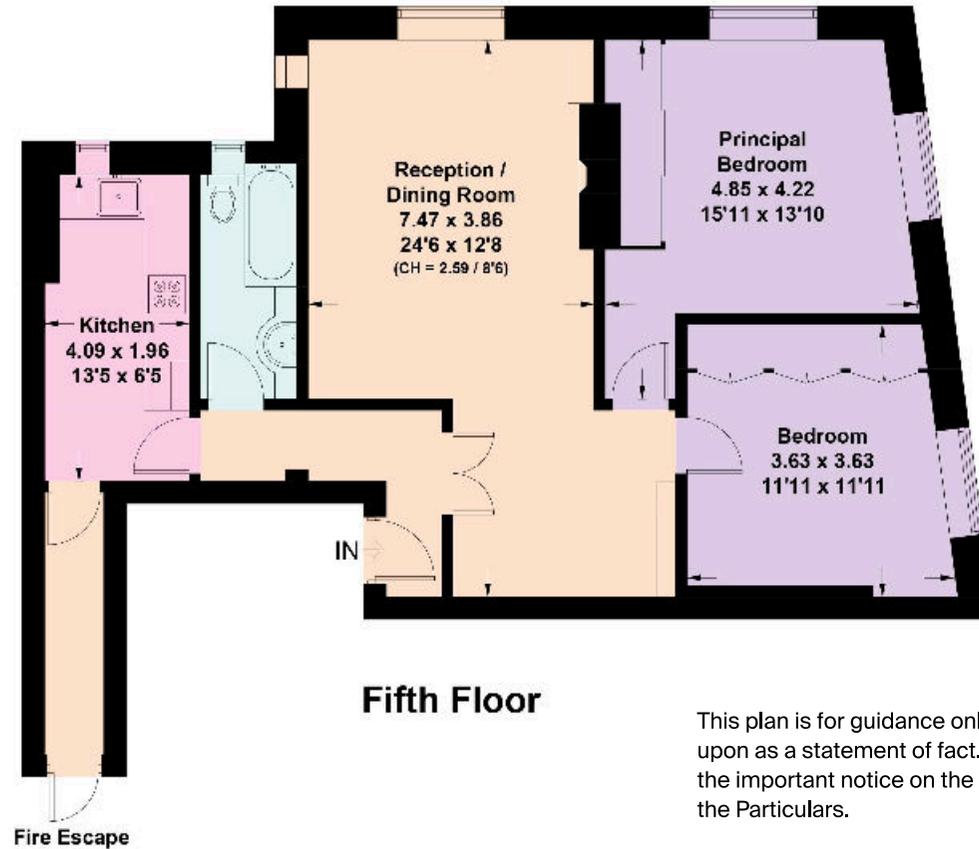






## Paultons House, SW3

Approximate Floor Area = 79.8 sq m / 859 sq ft  
Including Limited Use Area (2.1 sq m / 23 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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