



Elm Park Gardens, London **SW10**

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This bright flat is situated on the second floor (with lift) of a well-maintained, purpose built building Chelsea. Residents of Elm Park Gardens benefit from access to a superb communal garden in the centre of the square and the building is served by a caretaker. The apartment is within close proximity to the superb amenities of King's Road and Fulham Road. The apartment has been carefully refurbished during the current ownership and the lease has been extended, with 139 years remaining. There is a fantastic open-plan kitchen, living, diner with a large window offering superb views over the communal garden. The well-proportioned bedroom benefits from fitted wardrobes and there is a spacious bathroom situated off the hallway. **You should ensure you make your own enquiries.



Guide price: £725,000

Tenure: Leasehold: approximately 139 years remaining

Service charge: £2,001 per annum, reviewed every 1 year, next review due 2024

Ground rent: We are unable to confirm the current ground rent or review period

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: E



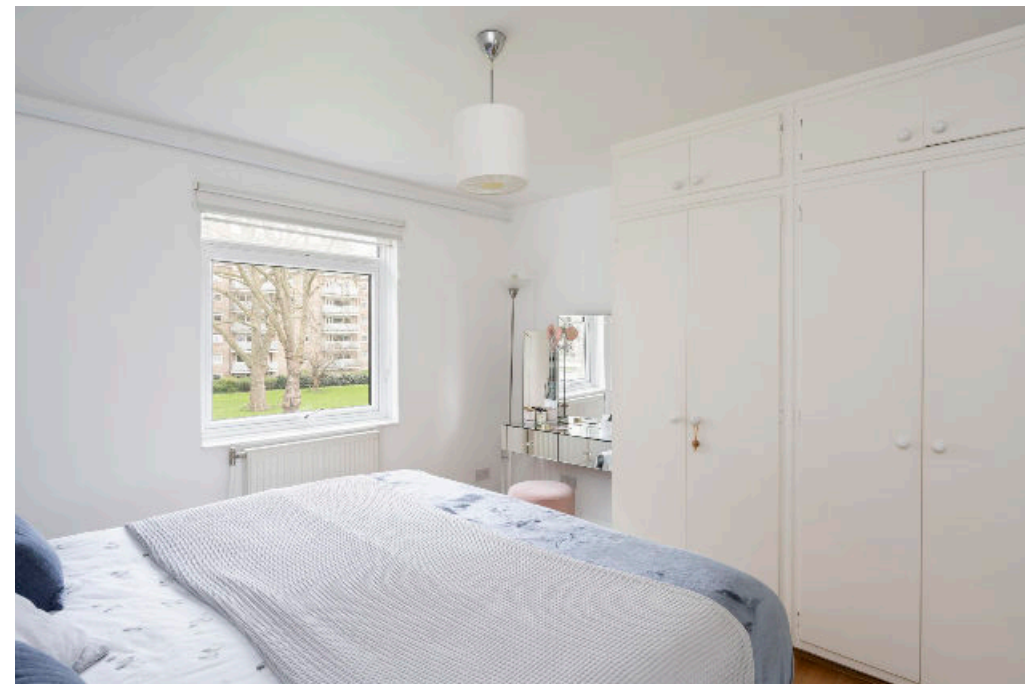
We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.

Location

Elm Park Gardens is a wonderful residential address, which lies between the vibrant King's Road and Fulham Road. A wide range of amenities are within easy walking distance; Fulham Road offers several supermarkets, cafes, restaurants, 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 are approximate.

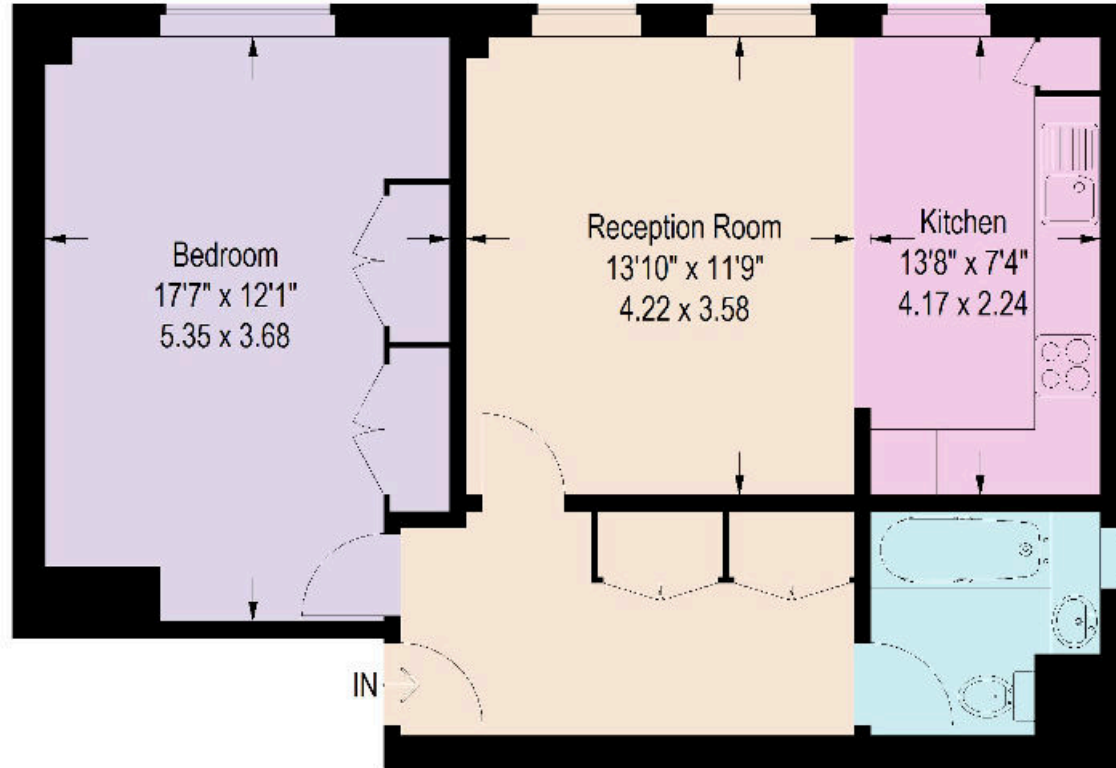




This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Approximate Gross Internal Area
627 sq ft / 58.3 sq m



Second 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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2024. Photographs and videos dated August 2020.

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