



Elm Park Gardens, Chelsea **SW10**

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Chelsea SW10

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).



Guide price: £1,495,000

Tenure: Leasehold: approximately 171 years remaining

Service charge: £2,371 per annum, reviewed every 1 year, next review due 2025

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G

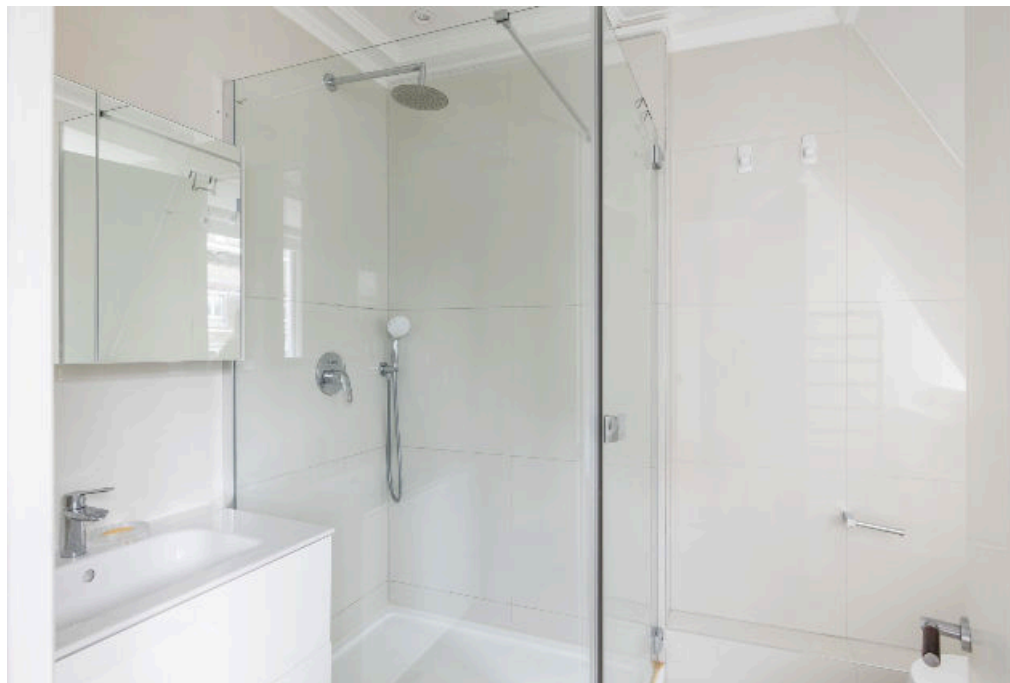


Residents benefit from access to the immaculate communal garden and the building is served by a porter.





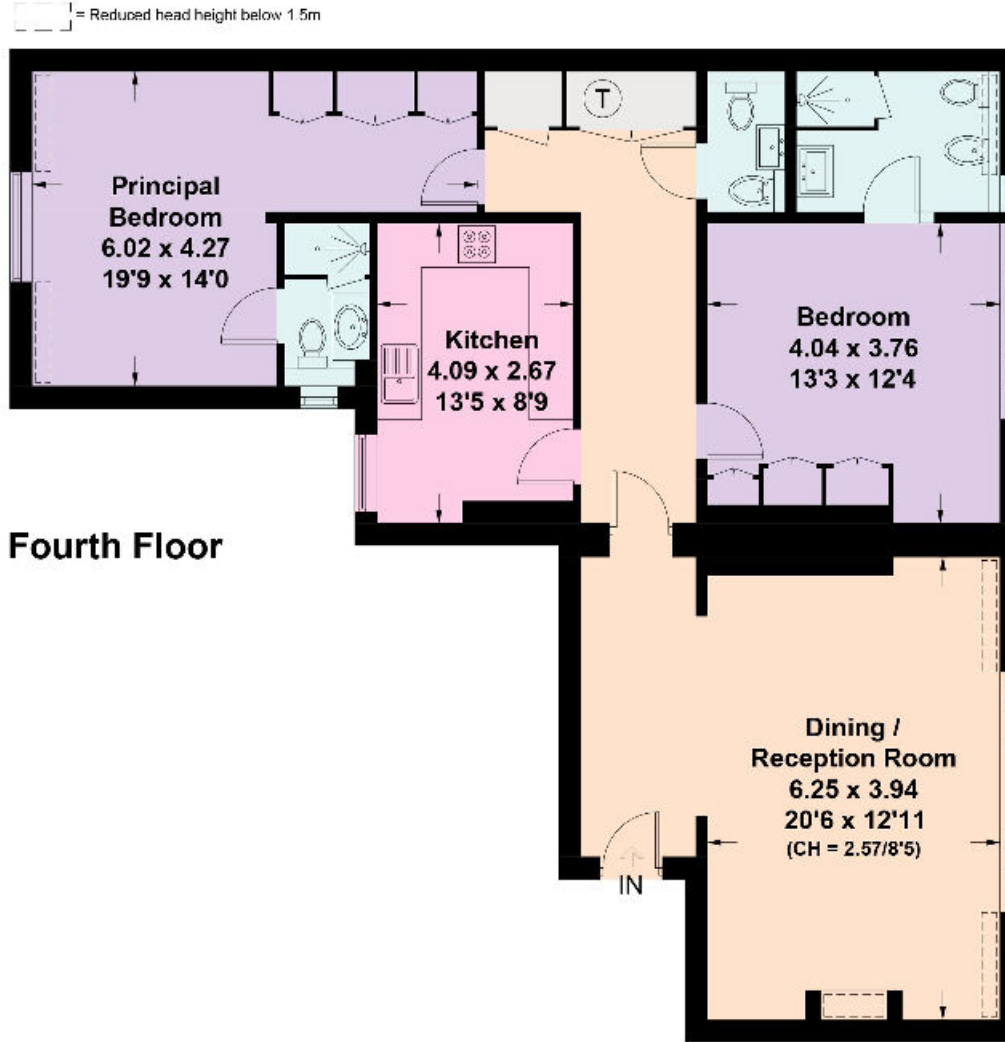
This is a fantastic, two bedroom apartment situated on the fourth floor (with lift) of a highly regarded, purpose built building. Beautifully proportioned throughout, the accommodation includes a fantastic reception room, which features a wide, south west facing window which floods the space with natural light. The reception room offers ample space for a dining table and is ideal for entertaining. There is a separate, well-appointed kitchen, which features sleek, integrated appliances. The bedrooms are all peacefully situated and offer excellent natural light; the principal bedroom offers stunning views over the communal garden and is served by an abundance of fitted wardrobes and an en suite bathroom. There is a further, well-proportioned double bedroom with fitted wardrobes and an en suite. The apartment further benefits from a guest WC.



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**Approximate Gross Internal Floor Area
107.2 sq m / 1154 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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Particulars dated November 2023. Photographs and videos dated November 2023.

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