



Elm Park Mansions, Chelsea **SW10**

Elm Park Mansions

Park Walk SW10

This smartly presented, two bedroom apartment is situated on the top (fifth) floor of Elm Park Mansions; a highly regarded, red brick mansion building on a quiet residential street in Chelsea. The apartment has been beautifully maintained during the current ownership and offers an abundance of natural light throughout. The accommodation includes a fantastic reception room, which benefits from a dual aspect, exceptional views and offers space for a dining table. There is a separate, well-appointed kitchen, which features sleek, integrated appliances and includes a bar seating area, which is perfect for informal entertaining. There are two evenly sized double bedrooms, both of which are peacefully positioned. The bedrooms are served by a well-proportioned family bathroom. Elm Park Mansions has a secure, gated entrance off Park Walk, ensuring excellent security. This apartment would be ideally suited to a first time buyer or those looking for a long term investment.



guide price: £850,000

Tenure: Share of freehold plus leasehold, approximately 168 years remaining

Service charge: £3,366 per annum, reviewed annually

Ground rent: £50 per annum, reviewed annually

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: E

Location

Park Walk is an idyllic, one way residential street, which runs south of Fulham Road towards Kings Road. The apartment is conveniently located, close to a fantastic range of amenities on Fulham Road, which includes several supermarkets, specialist delis and independent stores. The area is served by excellent bars, restaurants and cafes, all within easy walking distance. Gloucester Road Underground Station (District, Piccadilly and Circle lines) is 0.7 miles away, with South Kensington Underground Station (District, Piccadilly and Circle Lines) 0.8 miles away. Fulham Road and Kings Road are served by a regular bus service (all distances given are approximates).

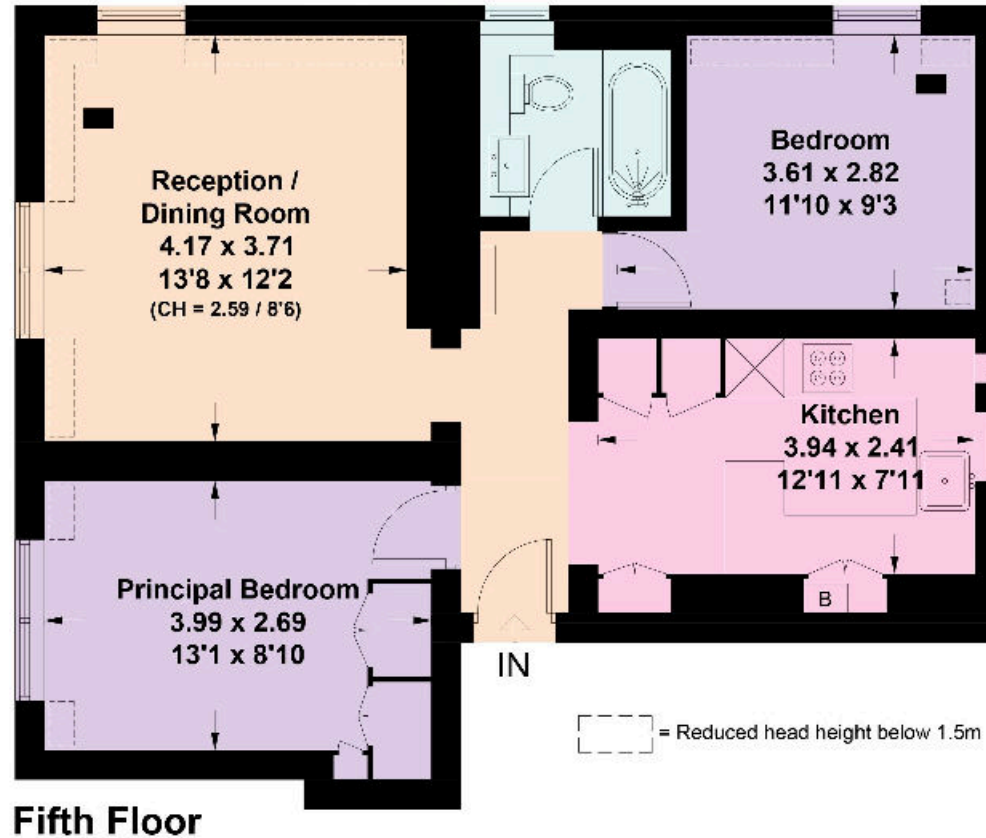




This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Approximate Floor Area = 61.9 sq m / 666 sq ft
Including Limited Use Area (3.6 sq m / 39 sq ft)



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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 May 2023. Photographs and videos dated May 2023.

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