



Coleridge Gardens, London **SW10**

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The accommodation includes a fantastic open-plan reception room, comprising kitchen, living and dining areas. The room has excellent proportions and benefits from having a south-facing aspect. The bedrooms are evenly sized; the principal bedroom is served by an en suite shower room and the second bedroom is served by a family bathroom, located off the hallway. There is comfort cooling throughout and the apartment is presented in good condition.

The apartment has access to the exceptional facilities of Kings Chelsea, which include a swimming pool, a gym and 24-hour concierge. The communal gardens are immaculate and host a tennis court.



**Guide price:** £1,200,000

**Tenure:** Leasehold: approximately 975 years remaining

**Service charge:** We have been unable to confirm the current service charge or review period. You should make your own enquiries \*

**Ground rent:** We have been unable to confirm the current ground rent or review period \*

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** G



## Location

Positioned in the prestigious Kings Chelsea, a secure gated development off Kings Road, this apartment is ideally situated for the stylish shops, bars and restaurants, which the Fulham Road and the iconic Kings Road have to offer. The Thames Path provides excellent walking and cycling routes. 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.

Imperial Wharf Station (Overground) is 0.4 miles away, with Fulham Broadway Underground Station (District Line) 0.5 miles away. Kings Road and Fulham Road are served by a regular bus service.

\*All distances are approximate.

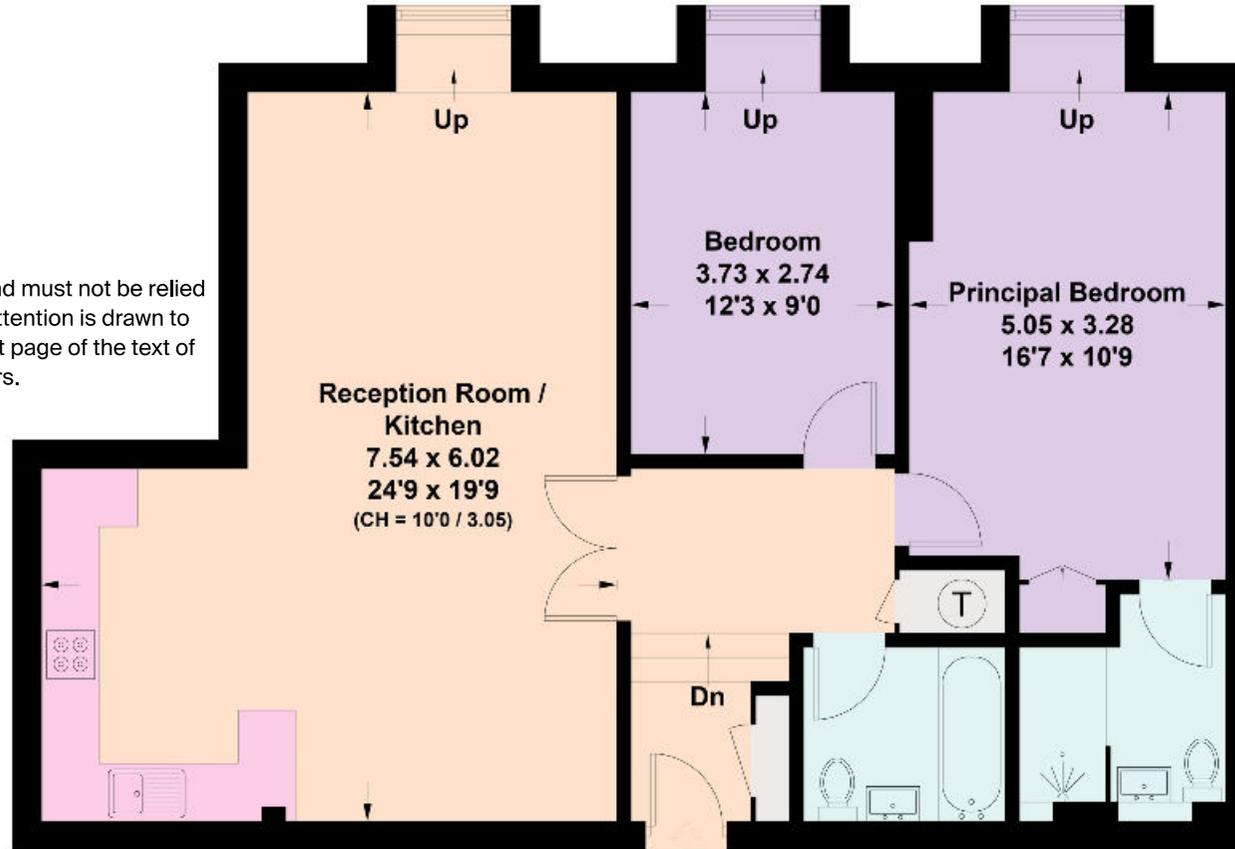


# Mathison House, SW10

Approximate Floor Area = 87.1 sq m / 937 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.



## Ground Floor

IN

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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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