



Paultons Square, Chelsea **SW3**



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This charming apartment has been beautifully interior-designed and renovated during the current ownership. Situated on the ground floor of a highly regarded mansion block on Paultons Square, the accommodation includes a reception room with feature fireplace, two double bedrooms (one is currently used as a dining room), a separate, well-appointed kitchen and a family bathroom.

The apartment 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.

*Please note we have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.



Guide price: £995,000

Tenure: Leasehold: approximately 104 years remaining

Service charge: £6,390.28 per annum, reviewed every 1 year, next review due 2024

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F



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 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.

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.

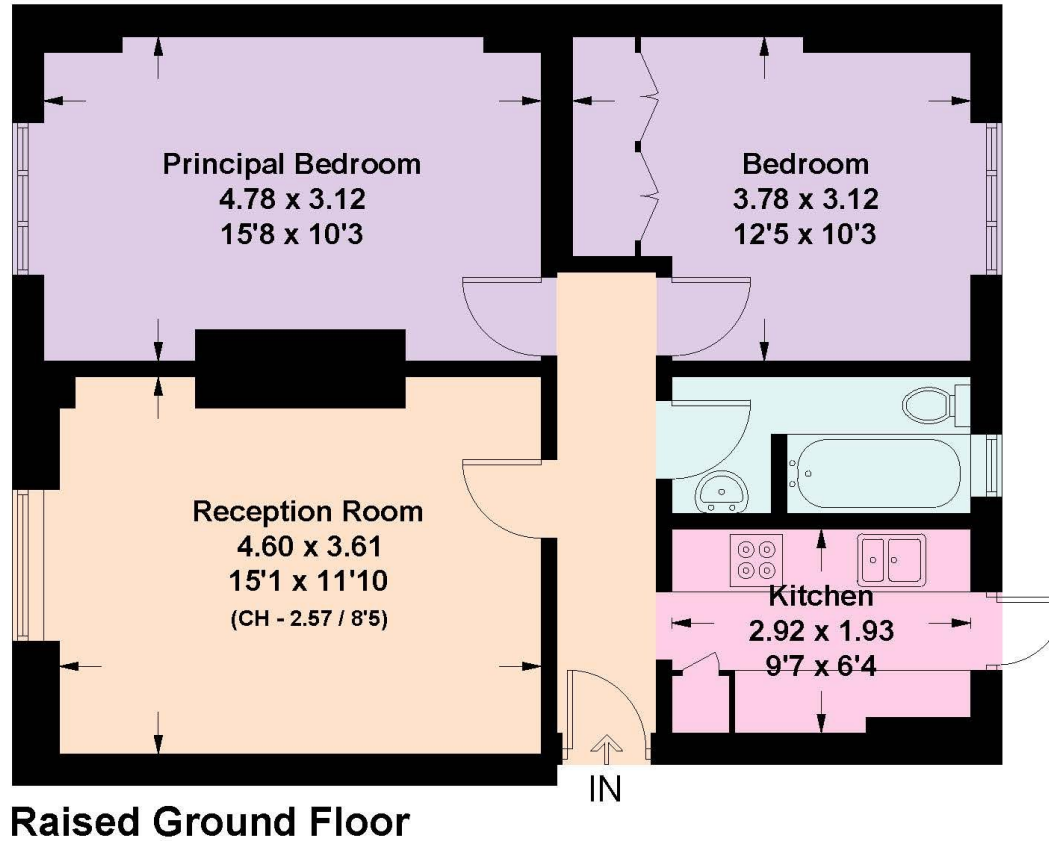
*All distances are approximate.



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.

Paultons House, SW3

Approximate Floor Area = 60.6 sq m / 652 sq ft
Including Limited Use Area (0.4 sq m / 4 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 April 2024. Photographs and videos dated April 2024.
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