



Redcliffe Square, London **SW10**

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This is an elegant, two bedroom apartment situated on the raised ground floor of a delightful Victorian conversion on Redcliffe Square. The apartment offers an excellent balance of entertaining and living spaces, with high ceilings and an abundance of natural light. There is also underfloor heating and sleek wooden flooring throughout. The accommodation includes an elegant, open-plan reception room and kitchen, which features 3.7M ceiling heights, intricate cornice work, and large windows that flood the space with natural light. Sliding doors create an optional separation between the main reception area and the kitchen, which offers integrated appliances and a bar seating area for informal dining.



**Guide price:** £1,400,000

**Tenure:** Leasehold: approximately 80 years remaining

**Service charge:** £1,500 per annum

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

**Council tax band:** G



The bedrooms are peacefully situated to the rear of the apartment. The principal bedroom is superb, offering grand proportions and access to a secluded, undemised terrace. There is a further bedroom and the bedrooms are served by a well-appointed family bathroom and an additional shower room, which are both situated off the hallway.

## Location

Redcliffe Square is a beautiful residential street within the Boltons Conservation area of Chelsea. A wide range of amenities is within easy walking distance of the house, which includes supermarkets, independent shops, cafes and restaurants on Chelsea's Fulham Road and also towards Earls Court.

Earls Court Underground Station (Piccadilly, District and Circle lines) is 0.4 miles away, with West Brompton Station (District line and Overground) 0.3 miles away. The immediate vicinity is served by a regular bus service and nearby Brompton Cemetery provides pleasant walking and cycling routes.

\*All distances are approximate.



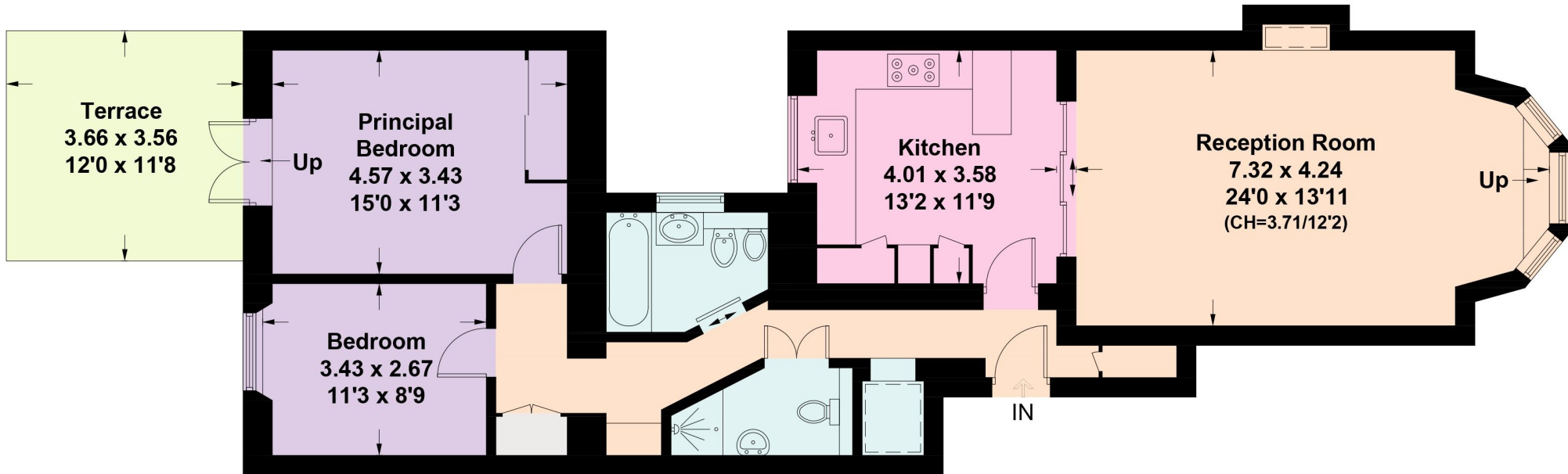


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Approximate Floor Area = 96.5 sq m / 1039 sq ft  
Including Limited Use Area (2.2 sq m / 24 sq ft)



[ ] = Reduced head height below 1.5m



## Raised Ground Floor

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.

**Knight Frank**  
Chelsea  
352A Kings Road  
London  
SW3 5UU  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more  
**Claire Mengham**  
020 3978 2462  
[claire.mengham@knightfrank.com](mailto:claire.mengham@knightfrank.com)



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