



Edith Grove, London **SW10**

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This is a superb, one bedroom flat situated on the first floor of a Victorian period conversion in Chelsea.

The flat has been beautifully cared for during the current ownership, with accommodation comprising an open plan reception room with kitchen, a good sized bedroom with extensive built-in storage, a stylish shower room and a separate utility cupboard.

This delightful apartment is the perfect first home or pied-a-terre. It has underfloor heating throughout and is presented in immaculate condition.



**Guide price:** £575,000

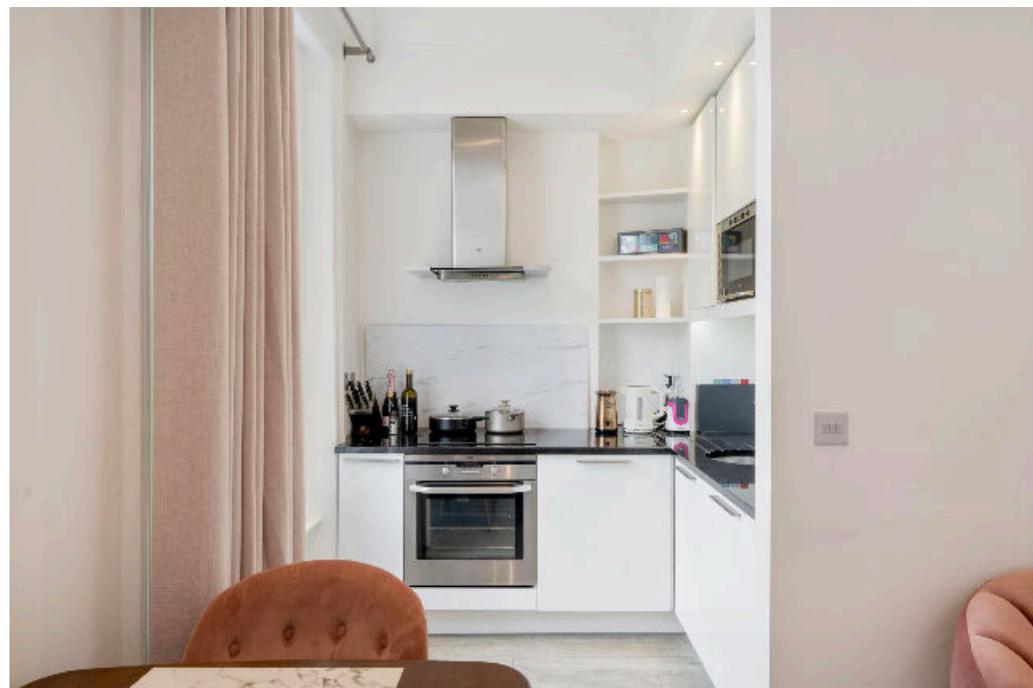
**Tenure:** Share of freehold plus leasehold, approximately 105 years remaining

**Service charge:** £360 per annum, reviewed every 1 year, next review due 2024

**Ground rent:** Peppercorn

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

**Council tax band:** D







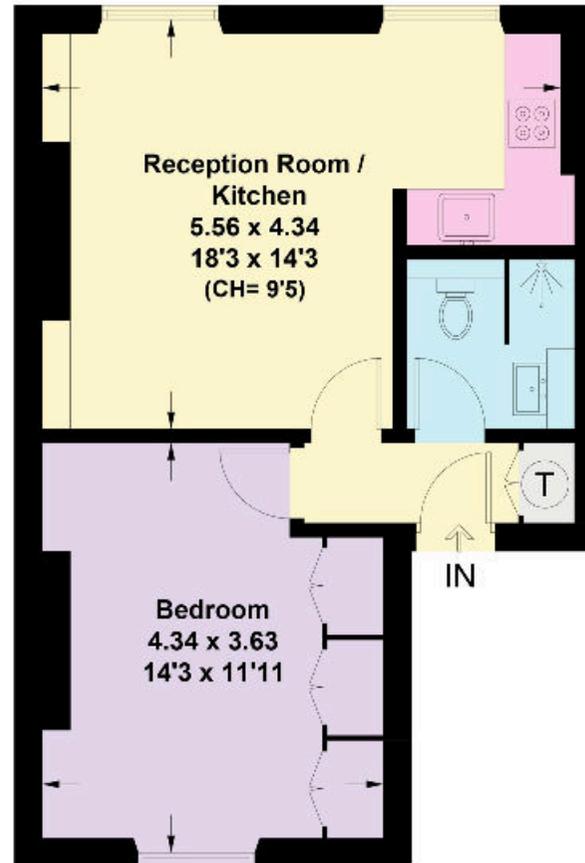
## Location

There are good transport links with Earls Court and South Kensington tube stations both approximately 1.0 mile away and Sloane Square approximately 1.5 miles away. There are also good bus services from both the Fulham Road and King's Road.

\*All distances are approximate.



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Approximate Area = 42.4 sq m / 456 sq ft  
(Including Limited Use Area = 0.2 sq m / 2 sq ft)



**First 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.

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