



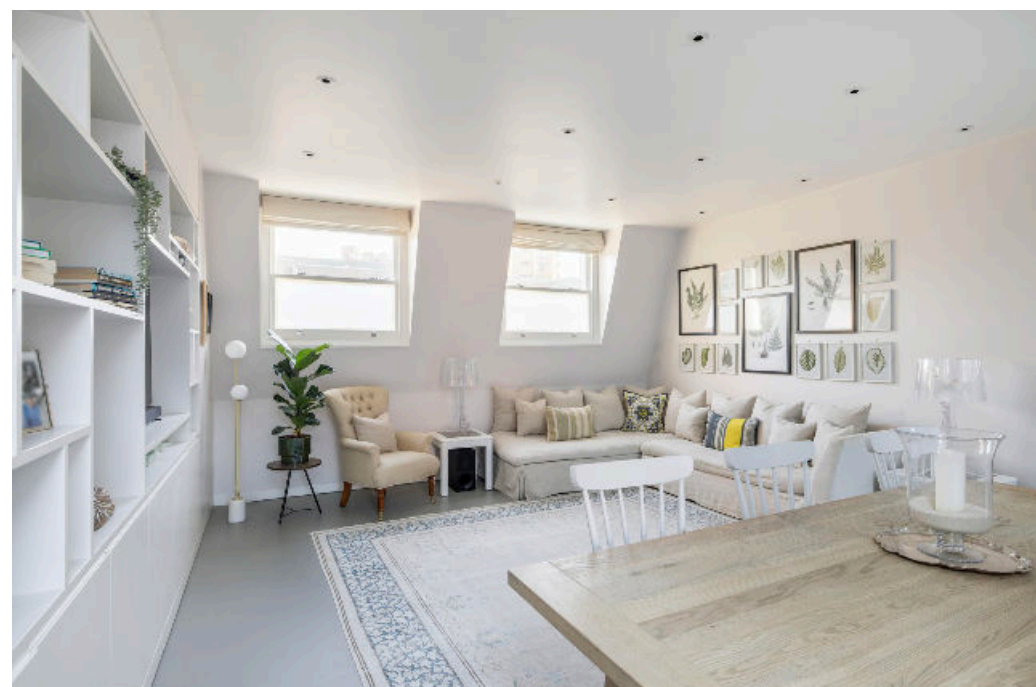
Edith Grove, Chelsea **SW10**

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This is a superb, three bedroom maisonette, is situated over the second and third floors of a Victorian conversion on Edith Grove.

The apartment has been beautifully maintained during the current ownership and offers an excellent balance of entertaining space and bedrooms. There is fantastic storage throughout the apartment.

The accommodation includes a fantastic open-plan reception room and kitchen, which is flooded with natural light and provides ample space for a large dining table. The reception room benefits from air conditioning and the kitchen is served by high-quality, integrated appliances.



Guide price: £950,000

Tenure: Leasehold: approximately 116 years remaining

Service charge: £472 per annum, reviewed every 1 year, next review due 2025

Ground rent: £150 per annum, reviewed every 1 year, next review due 2025

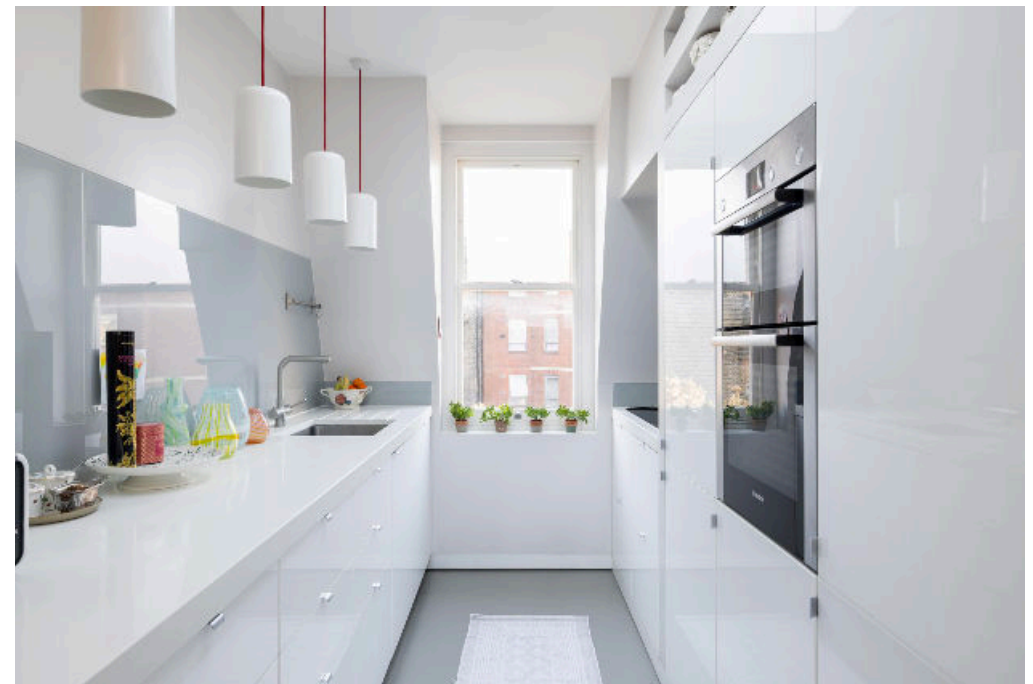
Local authority: Royal Borough of Kensington and Chelsea

Council tax band: E

The principal bedroom offers an abundance of fitted wardrobes and is served by a sleek en suite bathroom. There is a further double bedroom with en suite, and a third bedroom with additional loft-style storage. The accommodation is completed by a guest shower room and the apartment is beautifully presented throughout. The current owners have explored the option of adding a roof terrace off the reception room, above the bedroom. Please note, this is subject to planning permission (applied for on 24th September), which has not yet been granted. Please find illustrative plans attached for your reference.

Location

This apartment is located in Chelsea, part of the Royal Borough of Kensington and Chelsea. The nearby Thames path provides excellent walking, jogging and cycling routes along the Chelsea Embankment and there are plenty of green spaces within easy reach including Battersea Park with its lakeside café; and wide range of sporting facilities. The extensive regeneration of the power station and the newly launched luxury Chelsea Waterfront development brings added excitement to the area.







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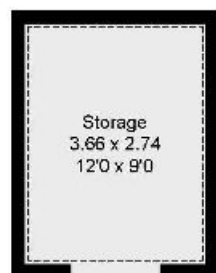
Approximate Floor Area = 107.1 sq m / 1153 sq ft

Storage = 10.0 sq m / 108 sq ft

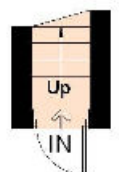
Total = 117.1 sq m / 1261 sq ft

Including Limited Use Area & Storage (12.6 sq m / 136 sq ft)

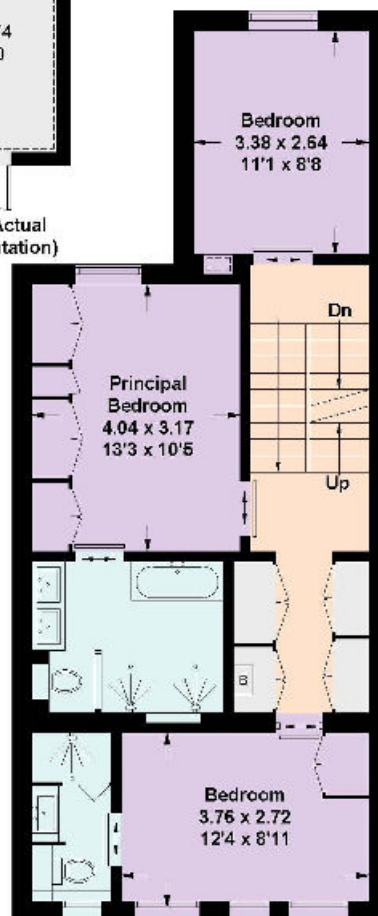
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



(Not Shown In Actual Location / Orientation)

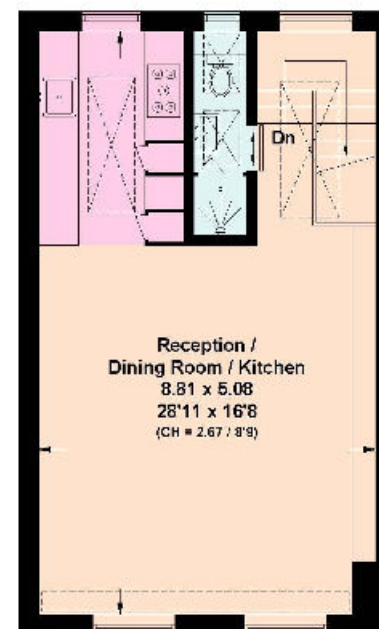


First Floor



Second Floor

--- = Reduced head height below 1.5m



Third Floor

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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2024. Photographs and videos dated August 2021.

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