



Edith Grove, Chelsea **SW10**

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# Edith Grove, Chelsea SW10

This is a superb, three bedroom maisonette 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. 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. There is fantastic storage throughout the apartment.



**Guide price:** £995,000

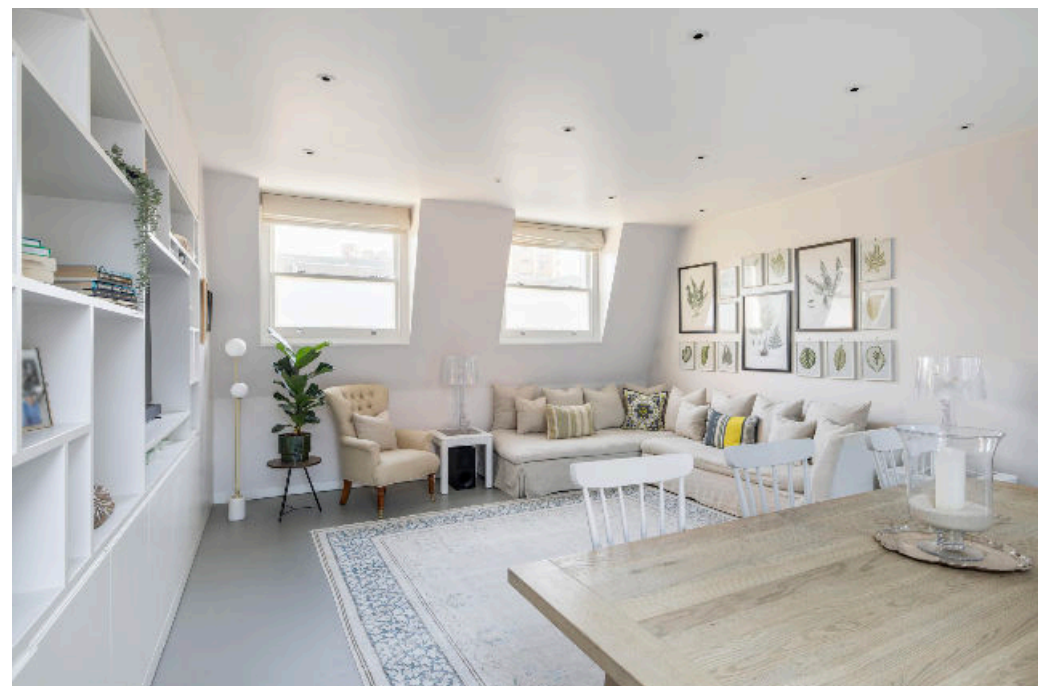
**Tenure:** Leasehold: approximately 116 years remaining

**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

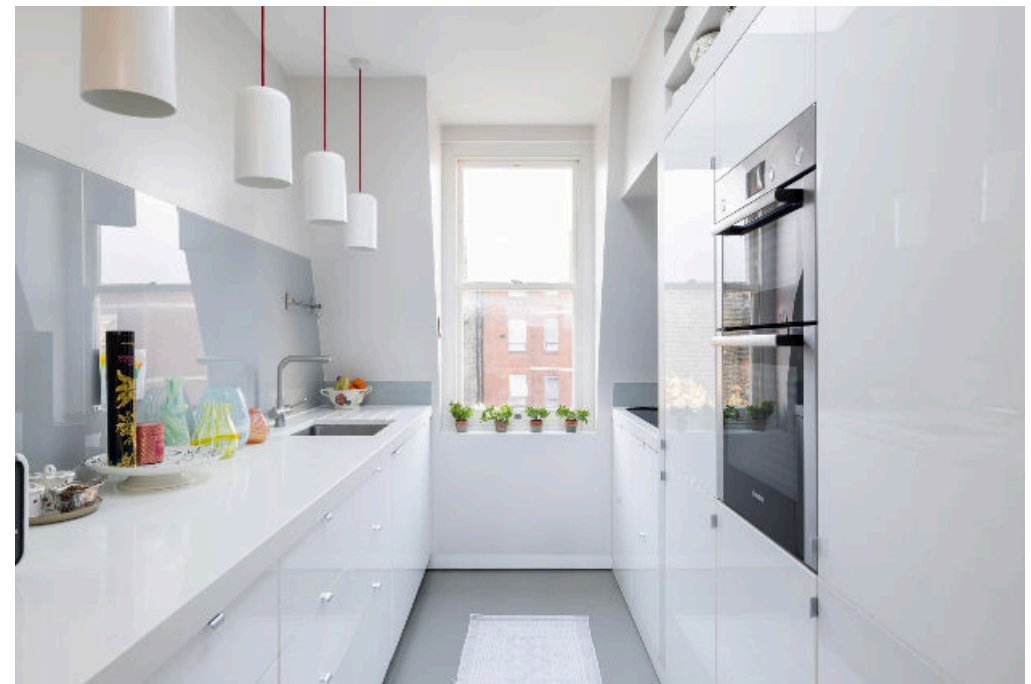
**Council tax band:** E



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 wide, open spaces of Battersea Park are within easy reach of the apartment and the Thames Path provides wonderful walking and cycling routes.

## Location

The apartment is situated on Edith Grove, which lies just south of Kings Road and can be easily accessed via Chelsea Embankment. The apartment is within a short walking distance of the many shops, restaurants and bars which Kings Road and Fulham Road have to offer. Kings Road, Fulham Road and Chelsea Embankment are served by a regular bus service, whilst Fulham Broadway Underground Station (District Line) is 0.7 miles away (all distances given are approximate).









### Edith Grove, SW10

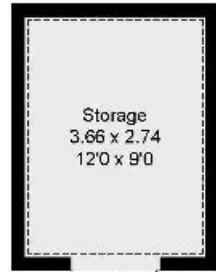
Approximate Floor Area = 107.1 sq m / 1153 sq ft

Storage = 10.0 sq m / 108 sq ft

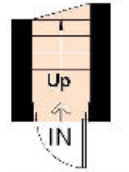
Total = 117.1 sq m / 1261 sq ft

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

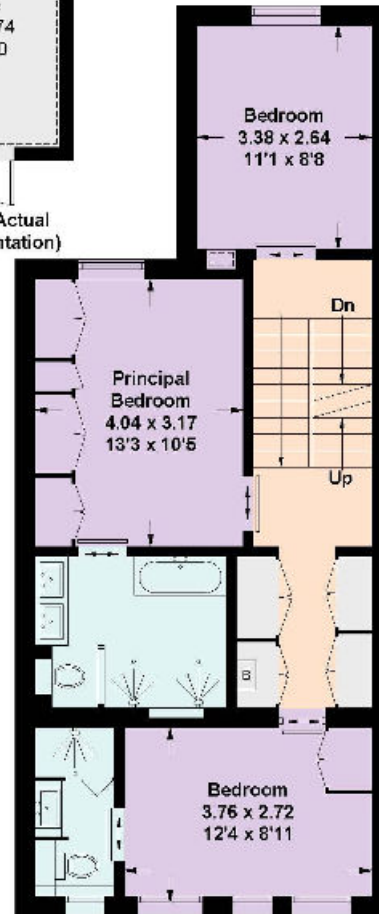
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



(Not Shown In Actual Location / Orientation)

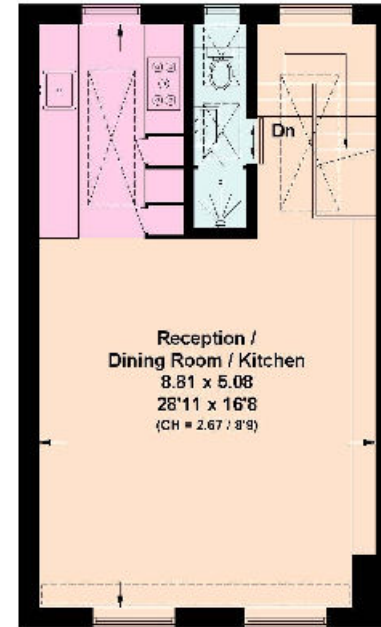


First Floor



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.

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Particulars dated January 2024. Photographs and videos dated August 2021.

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