



Burnaby Street, London **SW10**



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Lovingly renovated and maintained by the current owners, this welcoming family home offers well-balanced accommodation. The bright, spacious living accommodation comprises an open-plan kitchen, living diner. The living room boasts high ceilings, a bright bay window and a feature fireplace. The modern kitchen is abundantly light, with its skylight and sliding patio doors onto the rear garden. Downstairs, there are two double bedrooms, both with fitted wardrobes. One has access to an en suite bathroom and there is a separate family bathroom. The duplex layout gives the feel of a house and the bedrooms are quiet, located on the lower ground floor, under the apartment's own living accommodation.



Guide price: £1,195,000

Tenure: Leasehold: approximately 91 years remaining

Service charge: £1,202.92 per annum, reviewed every 1 year, next review due 2025

Ground rent: £10 per annum, reviewed every 1 year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F



Location

This apartment is located in Chelsea within the charming Lots Village, part of the Royal Borough of Kensington and Chelsea. The 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 cafe 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. Adjacent, the vibrant Kings Road provides a broad selection of luxury and boutique shops, restaurants and bars, as well as excellent schools. The Fulham Road is also conveniently located, with its array of supermarkets and cafes.

Imperial Wharf Overland Station: approximately 0.4 miles away

Chelsea Harbour Riverboat / Uber boat Station: approximately 0.6 miles away

Earl's Court Underground: approximately 1.1 miles away

Fulham Broadway Underground: approximately 1.1 miles away



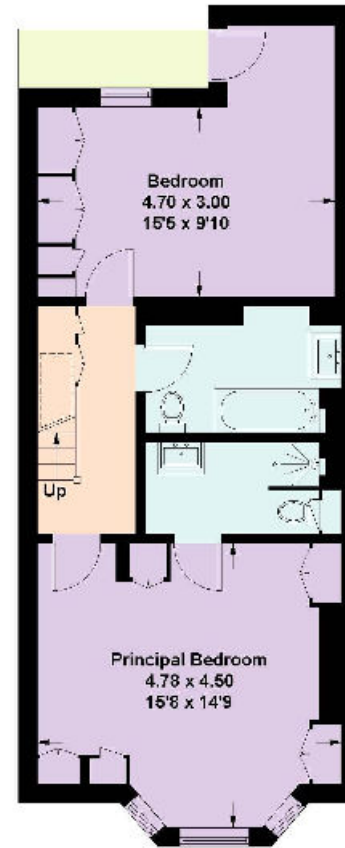


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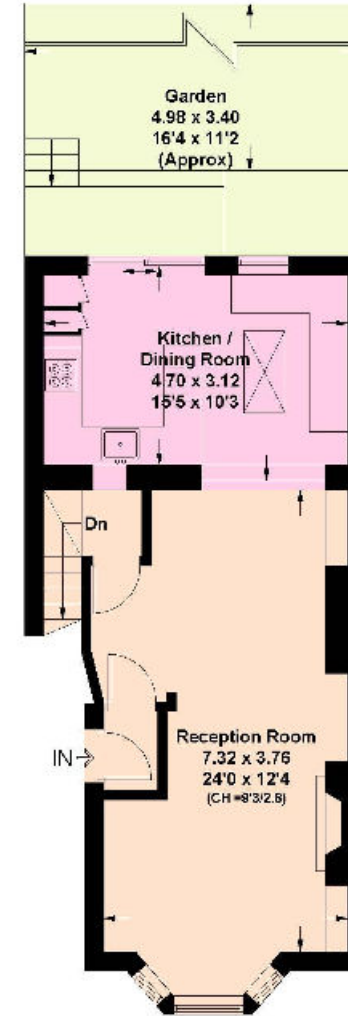
Approximate Gross Internal Floor Area
103.8 sq m / 1117 sq ft

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.

- Reduced head height below 1.9m



Lower Ground Floor



Upper Ground 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 September 2024. Photographs and videos dated September 2024.

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