



Burnaby Street, London **SW10**



Burnaby Street, London SW10

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: £1,350,000

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



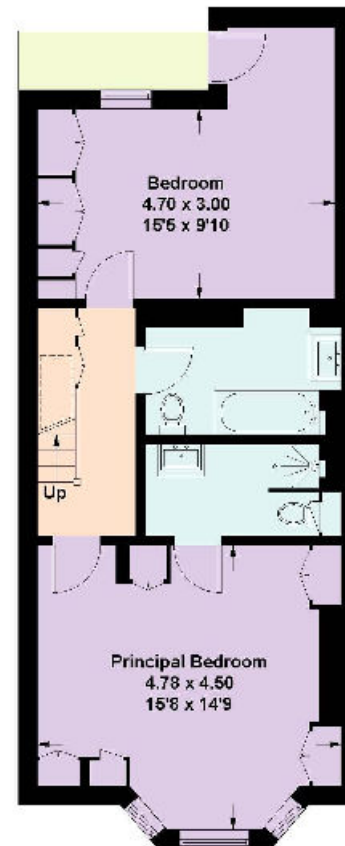


Burnaby Street, SW10

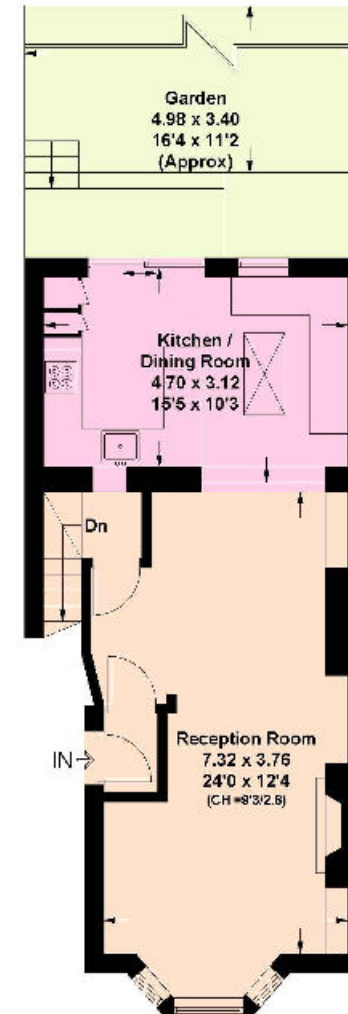
Approximate Gross Internal Floor Area
103.8 sq m / 1117 sq ft

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

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 CA
020 3978 2462
claire.mengham@knightfrank.com



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 September 2024. Photographs and videos dated September 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.