



Redcliffe Gardens, London **SW10**

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Tucked away in a quiet position off Redcliffe Gardens, this unique ground and first floor maisonette is known as 'The Studio House'. The ground floor hosts a spacious principal bedroom with ample fitted wardrobes and an en suite bathroom. The bedroom is bright and welcoming, with two Juliette balconies. There is a second double bedroom and family bathroom on this floor. The impressive open-plan living space is exceptional for entertaining and can be found on the first floor. It comprises a modern kitchen, a living room and a dining area. The vaulted ceilings give the feeling of space and there is an abundance of light from the velux windows and Juliette balcony. There are no other flats above this one, making it a quiet home.



Guide price: £1,595,000

Tenure: Leasehold: approximately 93 years remaining

Service charge: £2,361.40 per annum, reviewed every 1 year, next review due 2024

Ground rent: £200 per annum, reviewed every 1 year, next review due 2024

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: D

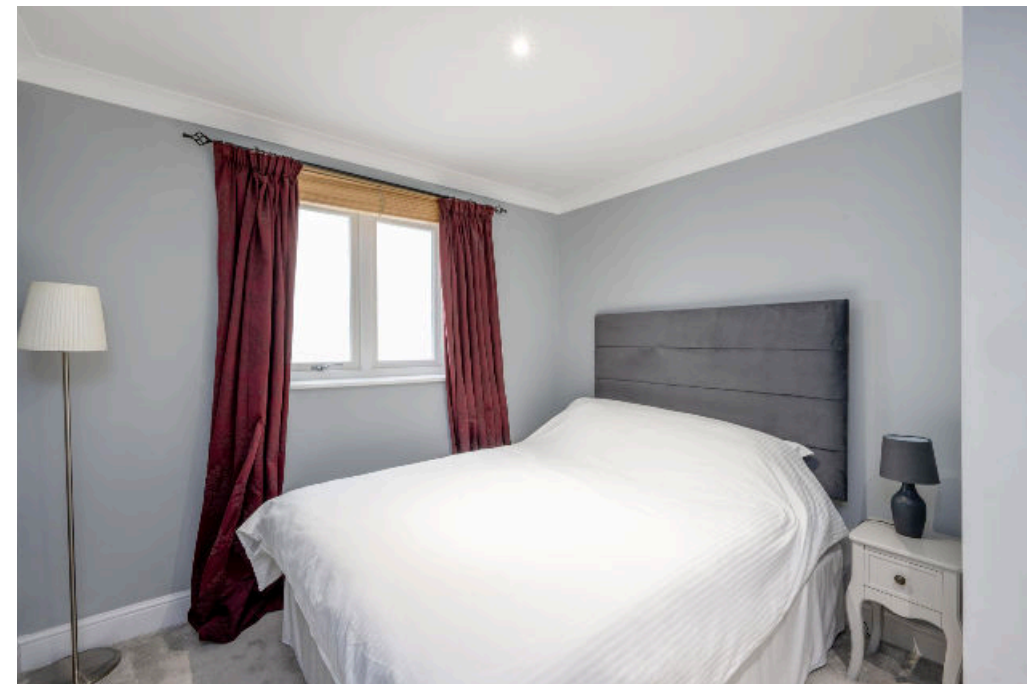
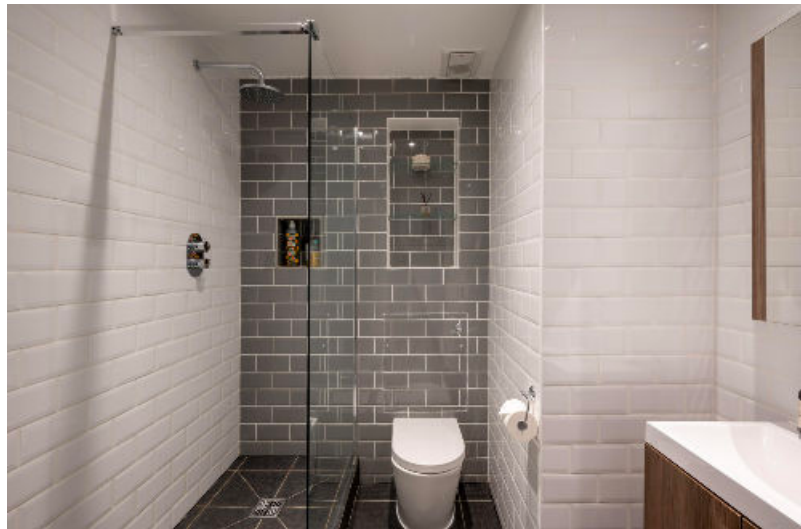


Location

A wide range of amenities are within close proximity of the apartment, including the supermarkets and cafes of Fulham Road and the boutique shops, restaurants and bars of Kings Road. Nearby Brompton Cemetery provides pleasant walking and cycling routes.

Earls Court Underground Station (Piccadilly, District and Circle lines) and West Brompton Station (District line and Overground) are both 0.7 miles away and Fulham Broadway (District lines) is 0.6 miles away. The immediate vicinity is served by a regular bus service.

*All distances are approximate.

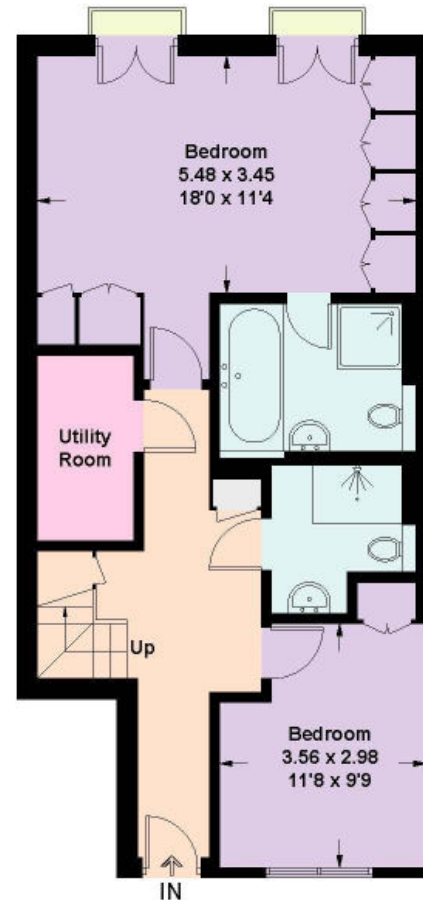


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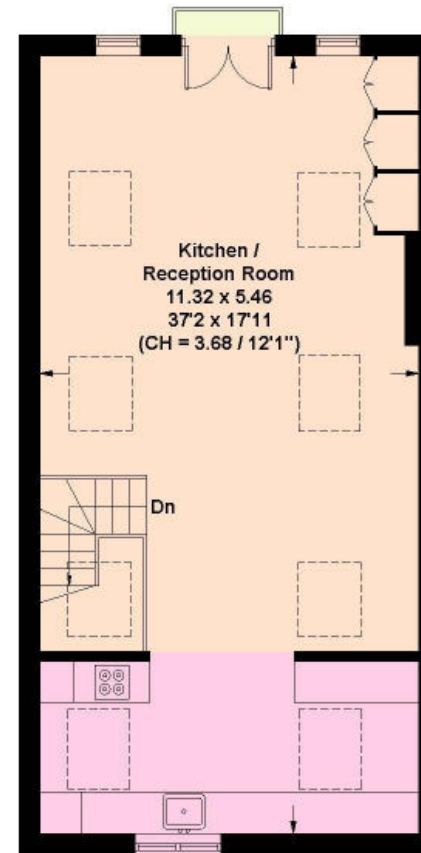
Approximate Floor Area = 123.09 sq m / 1325 sq ft



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.



Ground Floor



First Floor

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We would be delighted to tell you more

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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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