



Ifield Road, London **SW10**

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The building is located on a one-way section of Ifield Road ensuring a tranquil setting. Entering on the ground floor one will find the second bedroom with en suite shower room and separate WC. The bedroom further benefits from direct access to a large, west-facing garden with mature planted borders and ample patio space for entertaining. Down the internal staircase opens up to a generous, open-plan reception room, dining area and kitchen with additional access to the garden. The principal bedroom is also found on this floor including a large en suite bathroom with walk-in shower and separate bath. Off the reception room, the flat further benefits from a fully fitted utility room, home office space and separate WC.



Guide price: £1,245,000

Tenure: Share of freehold plus leasehold, approximately 92 years remaining

Service charge: £2,500 per annum, reviewed every 1 year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: D



Location

Ifield Road is a peaceful, residential street in Chelsea.

A wide range of amenities is within easy walking distance of the apartment, which include supermarkets, independent shops, cafes and restaurants on Chelsea's Fulham Road and also towards Earls Court .

Earls Court Underground Station (Piccadilly, District and Circle lines) is 0.5 miles away, with West Brompton Station (District line and Overground) 0.3 miles away.

The immediate vicinity is served by a regular bus service and nearby Brompton Cemetery provides pleasant walking and cycling routes.

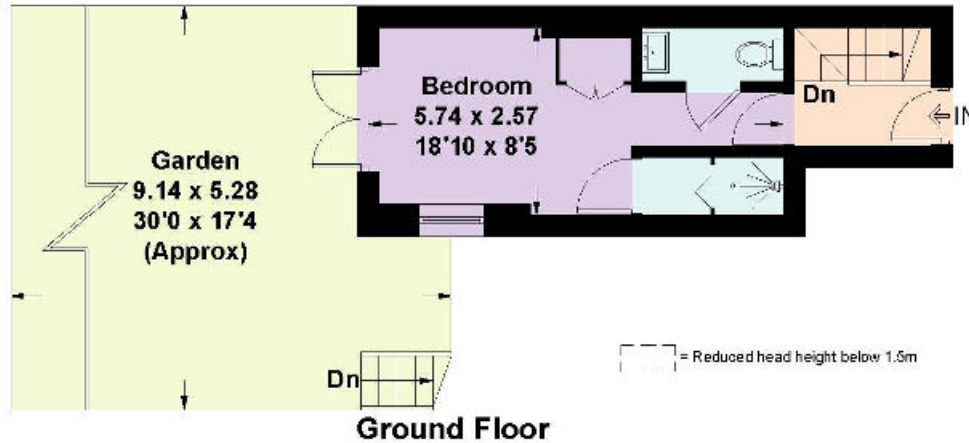
*All distances are approximate.



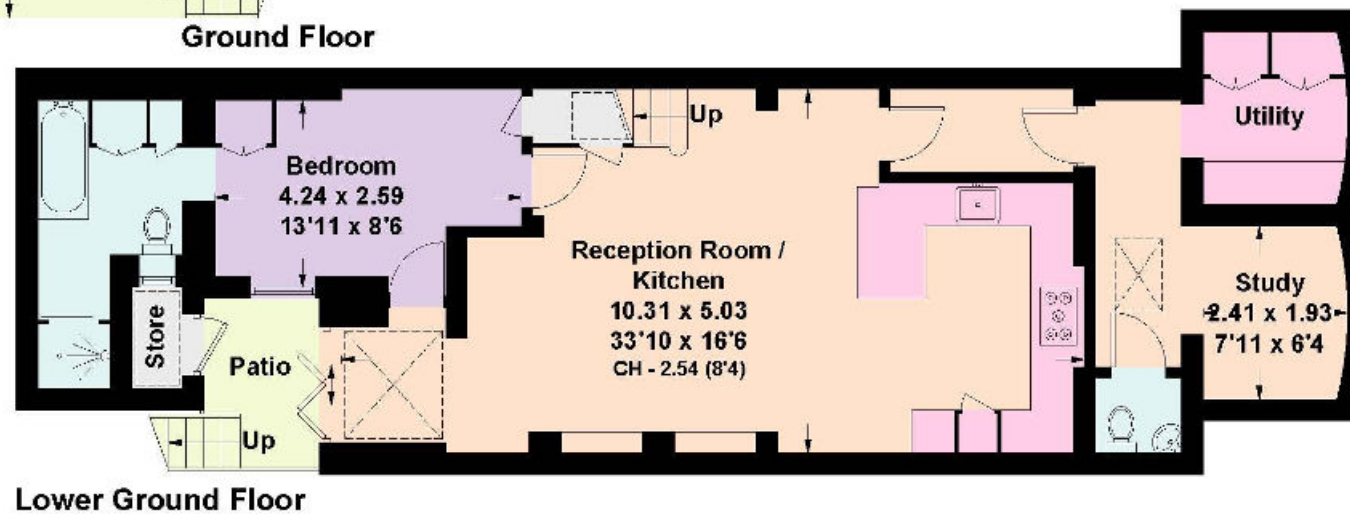


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Approximate Floor Area = 100.8 sq m / 1085 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)
(Including External Store)



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.



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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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