



Redcliffe Square, London **SW10**

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# Redcliffe Square, London SW10

The apartment is perfectly set up for entertaining with its large, open-plan reception room and kitchen. The reception room has three large, south-facing windows that flood the space with natural light. The kitchen is beautifully appointed with stone worktops and quality integrated appliances. The generous dining area is ideal for entertaining.

The bedrooms are peacefully situated at the rear of the apartment overlooking award winning Coleherne Court garden. Both bedrooms have large fitted wardrobes. The principal bedroom has a stunning en suite shower room. The main bathroom is situated off the hallway.

\*\*You should make your own enquiries.



**Guide price:** £2,200,000

**Tenure:** Leasehold: approximately 976 years remaining

**Service charge:** £10,000 per annum, reviewed every 1 year, next review due 2024

**Ground rent:** We have been unable to confirm the current ground rent or review period\*\*

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** F







## Location

Redcliffe Square is a beautiful residential street within the Boltons Conservation area of Chelsea. Brompton Cemetery provides pleasant walking and cycling routes.

A wide range of amenities are within easy walking distance of the house, which includes supermarkets, independent shops, cafes and restaurants on Chelsea's Fulham Road and also towards Earls Court. The planned regeneration of Earls Court will result in further amenities and 10 acres of park and open land.

Earls Court Underground Station (Piccadilly and District lines) is 0.4 miles away. West Brompton Station (District line and Overground) is 0.3 miles away.

\*All distances are approximate.

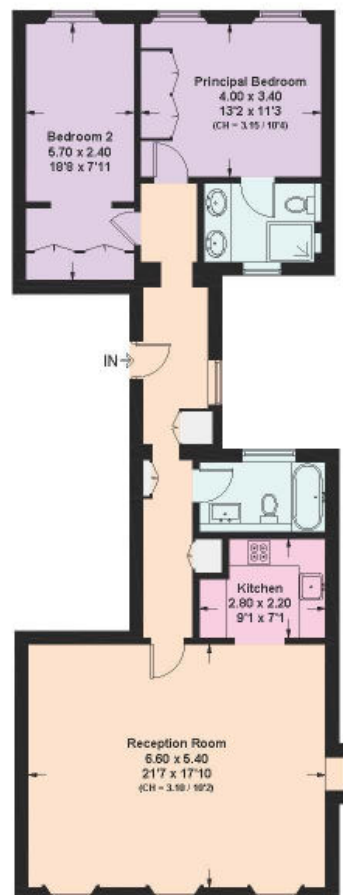


## Redcliffe Square, SW10

Approximate Floor Area = 96.0 sq m / 1033 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.



Second 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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