



Redcliffe Street, London **SW10**



Redcliffe Street, London **SW10**

This raised ground floor flat has been extensively renovated to the highest standard. The characterful features have been enhanced by the classic yet modern interior design. The apartment has been considerably designed to incorporate a phenomenal amount of storage in each room.

The large reception room boasts exceptional ceiling heights, intricate cornicing, and a interior designed media wall complete with a feature bioethanol fireplace and space for a 55-inch television. To the left of the fireplace there is an integrated home office, and to the right there is an integrated bar area with antiqued mirror.



Guide price: £765,000

Tenure: Share of freehold plus leasehold, approximately 989 years remaining

Service charge: £2,675 per annum, reviewed every 1 year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: E

The kitchen has Silestone Quartz worktops and has been fitted with brand-new high quality appliances including a Neff slimline dishwasher, AEG washer/dryer, Bosch oven, Bosch induction hob and a Zanussi full height fridge-freezer.

The bathroom is fitted with Italian porcelain tiles, a Vilroy and Boch floating toilet and a Geberit sink and cupboard.

The double bedroom has been cleverly designed to maximise storage, with interior designed and hand-painted wardrobes that contain a mix of hanging space, drawers, and shelving, complete with inbuilt lighting. The French doors open onto a pretty Juliette balcony.

The well-designed storage continues by utilising the understairs space to provide cupboards with shelving and rails for hanging. The ceiling in the hallway and entrance to the bedroom has been dropped to create loft storage, ideal for suitcases and the like.

There is engineered oak wooden flooring throughout the reception room, bedroom, and hallway, with the kitchen and bathroom both benefitting from having underfloor heating.

Location

A wide range of amenities are nearby the apartment, including the supermarkets and cafes of Fulham Road and the boutique shops, restaurants and bars of Kings Road.

Earls Court Underground Station (Piccadilly, District and Circle lines) and West Brompton Station (District line and Overground) are both 0.4 miles away and Gloucester Road (Piccadilly and District lines) is 0.8 miles away. The immediate vicinity is served by a regular bus service and nearby Brompton Cemetery provides pleasant walking and cycling routes.

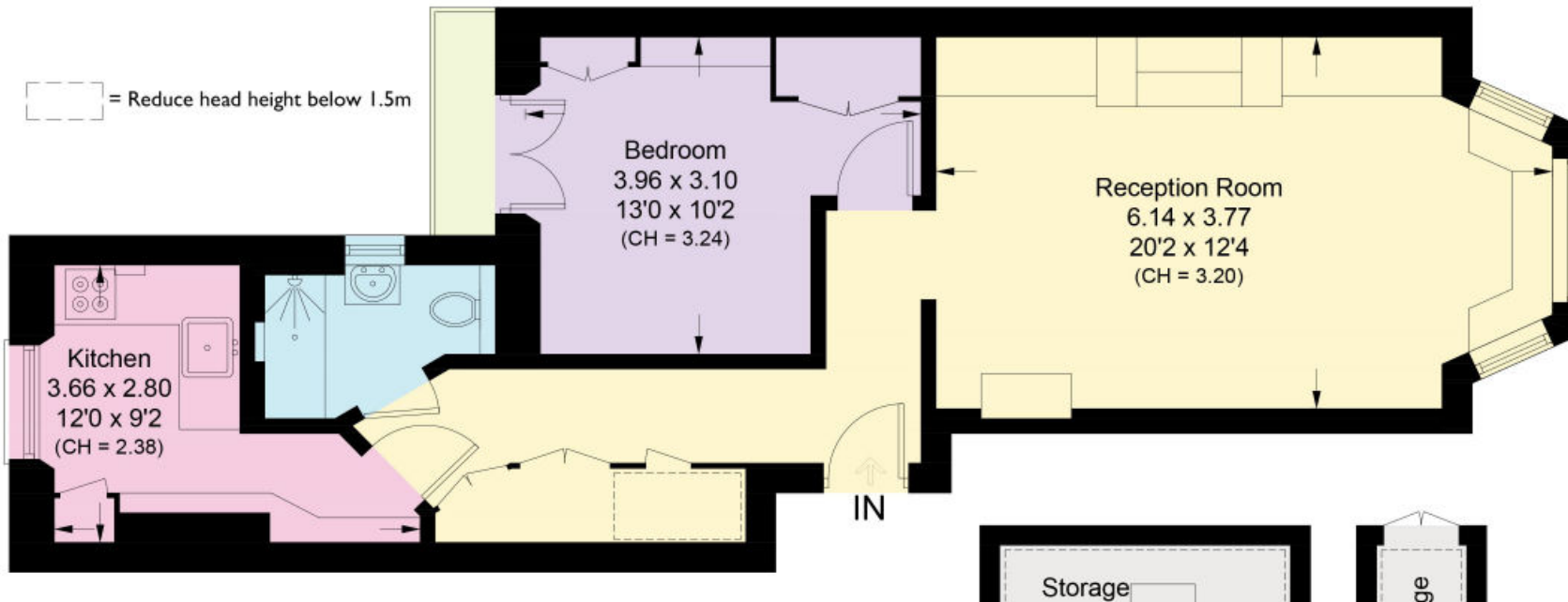
*All distances are approximate.





Redcliffe Street, SW10

Approximate Area = 54.3 sq m / 584 sq ft
Storage = 4.1 sq m / 44 sq ft
Total = 58.4 sq m / 628 sq ft
Including Limited Use Area (5.1 sq m / 55 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.

Raised Ground Floor

(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)

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 April 2024. Photographs and videos dated March 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.