



Redcliffe Street, London **SW10**



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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.

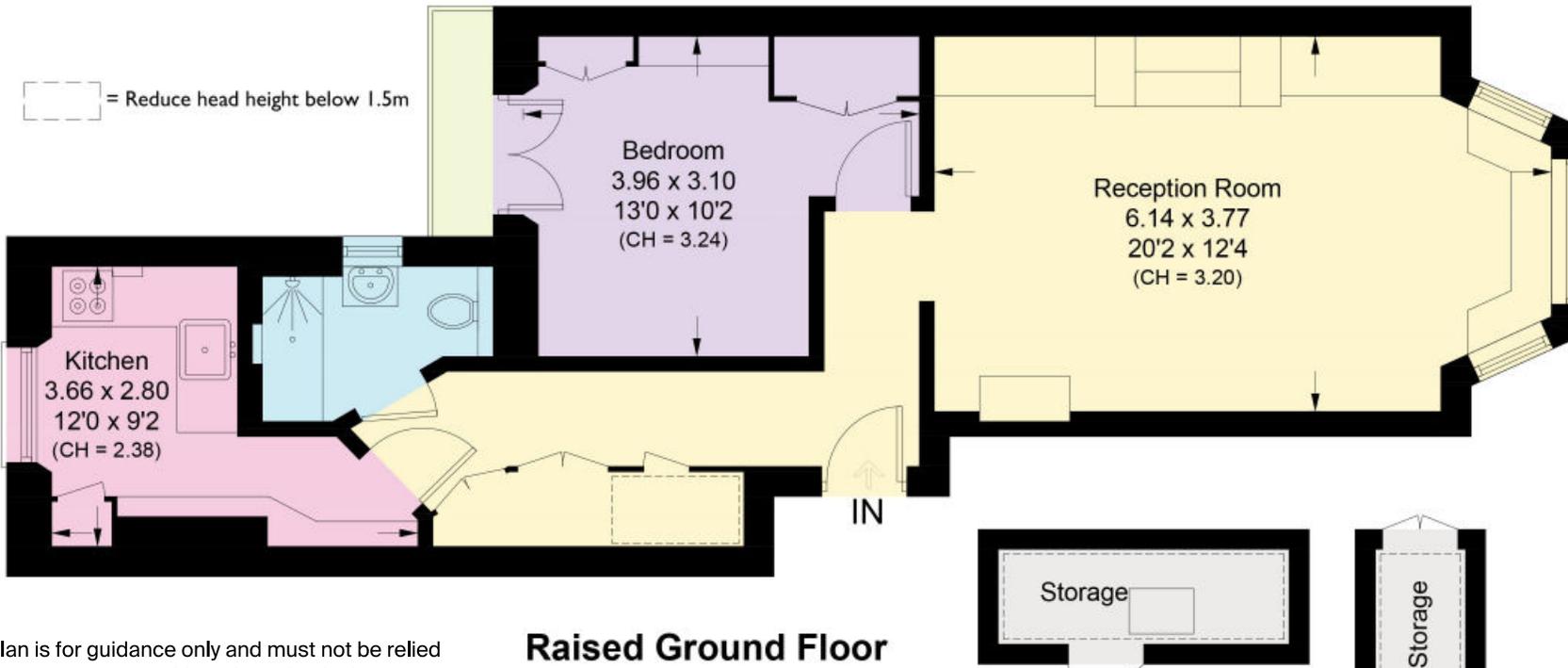
*All distances are approximate.





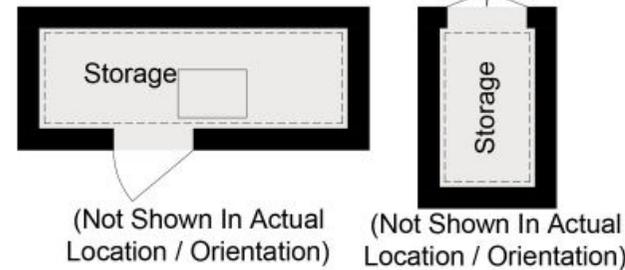
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Approximate Area = 54.3 sq m / 584 sq ft
Storage = 4.1 sq m / 44 sq ft
Total = 58.4 sq m / 628 sq ft
Including Limited Use Area (5.1 sq m / 55 sq ft)



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



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