



Uverdale Road, London **SW10**



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This characterful property occupies the top two floors of a period conversion.

The first floor hosts a well-appointed kitchen, two double bedrooms and a family bathroom. There are spacious storage cupboards in the hallway and the principal bedroom benefits from fitted wardrobes.

The bright reception room is positioned on the top floor, with access onto the private patio. The ceilings have been vaulted, giving a sense of space and light.

*You should make your own enquiries.



Guide price: £750,000

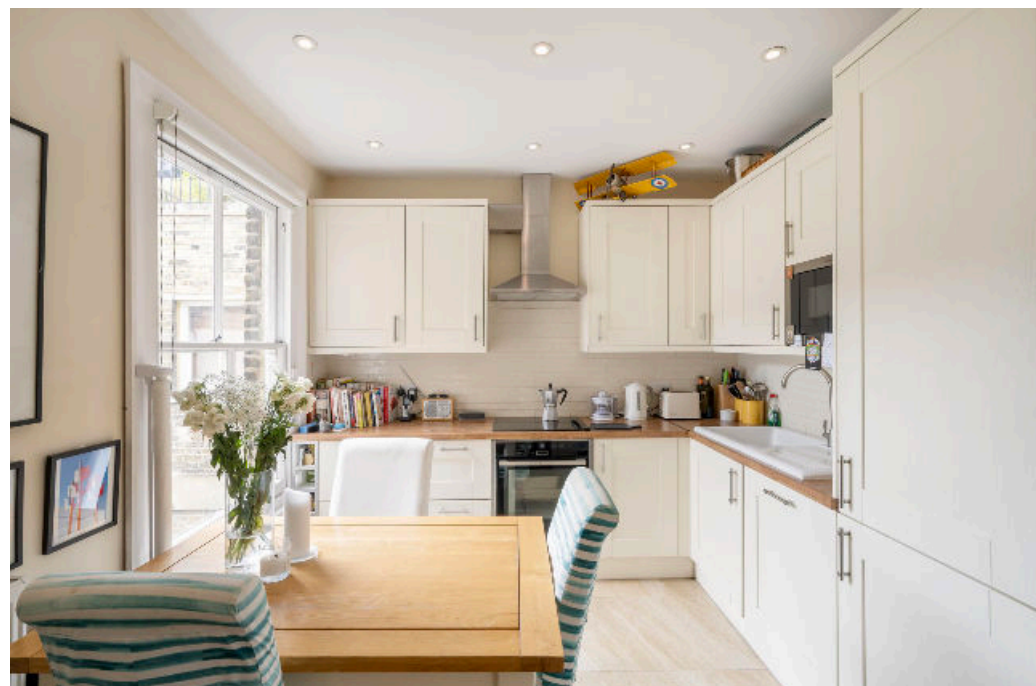
Tenure: Leasehold: approximately 57 years remaining

Service charge: £1,380 per annum, reviewed every 1 year, next review due 2025

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: E



Location

Lots Village is located close to the River Thames and offers spectacular views of the London Skyline. The Thames Path provides excellent walking and cycling routes and Battersea Park is within easy reach with its boating lake, lakeside cafes and wide range of sports facilities. This apartment is located near the exciting Chelsea Waterfront development. Lots village has benefitted from an extensive regeneration project, by way of the conversion of the Powerhouse. The vibrant Kings Road provides a broad selection of luxury and boutique shops, restaurants and bars. Fulham Road is also conveniently located, with its array of supermarkets and cafes.

- Gloucester Road Underground Station (District and Piccadilly lines) is approximately 0.5 miles away
- South Kensington Underground Station (Circle, District and Piccadilly lines) is approximately 0.7 miles away
- Earls Court Underground Station (Piccadilly, District and Circle lines) is approximately 0.7 miles away

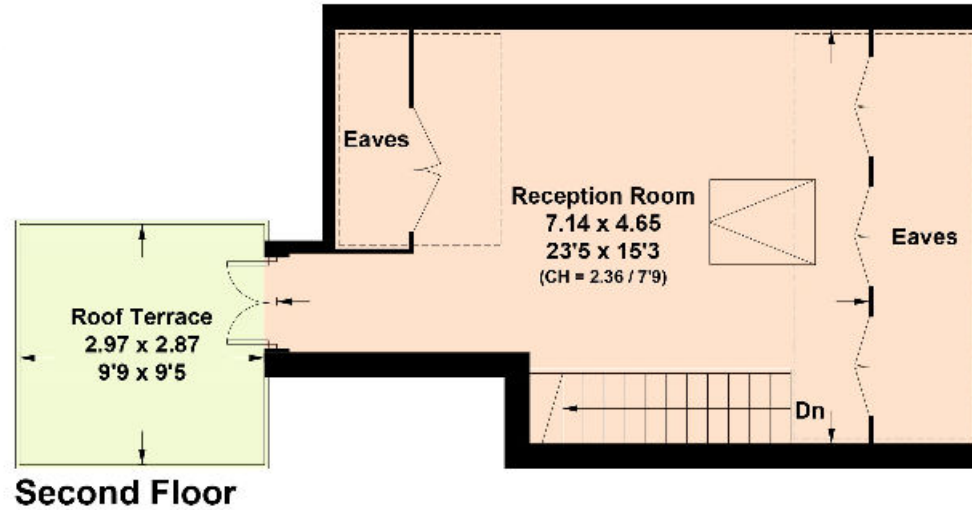




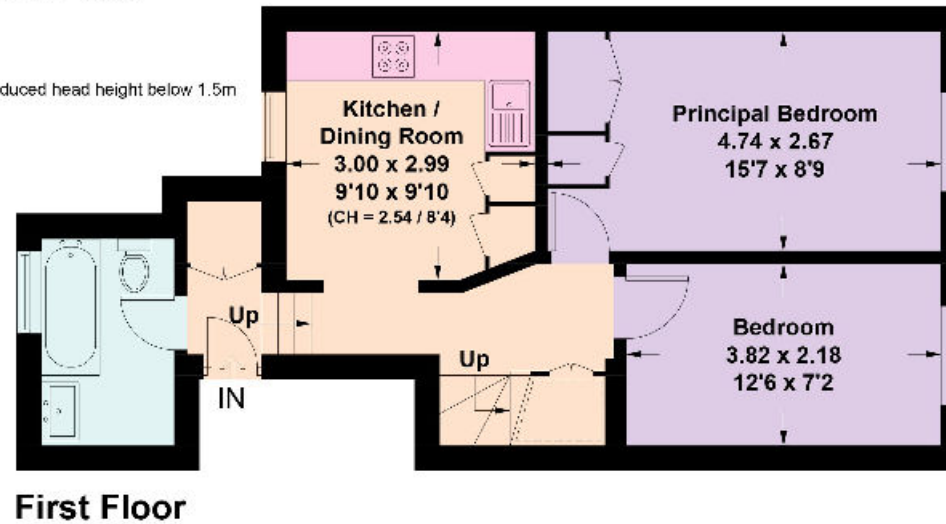
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Approximate Floor Area = 81.0 sq m / 872 sq ft
Including Limited Use Area (17.1 sq m / 184 sq ft) & Eaves

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.



--- = Reduced head height below 1.5m



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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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