



Danvers Street, London **SW3**



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This is a beautifully presented, one bedroom apartment situated on the raised ground floor of an elegant Victorian conversion on Danvers Street. Danvers Street is a quiet residential address, positioned just south of Paultons Square and the vibrant Kings Road. The apartment has been carefully refurbished throughout and benefits from high ceilings and bespoke interior design, which has created a beautifully balanced space. The accommodation includes an elegant, open plan reception room/kitchen, which features sleek wooden flooring, a charming fireplace and large windows which flood the space with natural light. The kitchen is beautifully appointed with integrated appliances and there is excellent storage as well as a bar seating area.



Guide price: £750,000

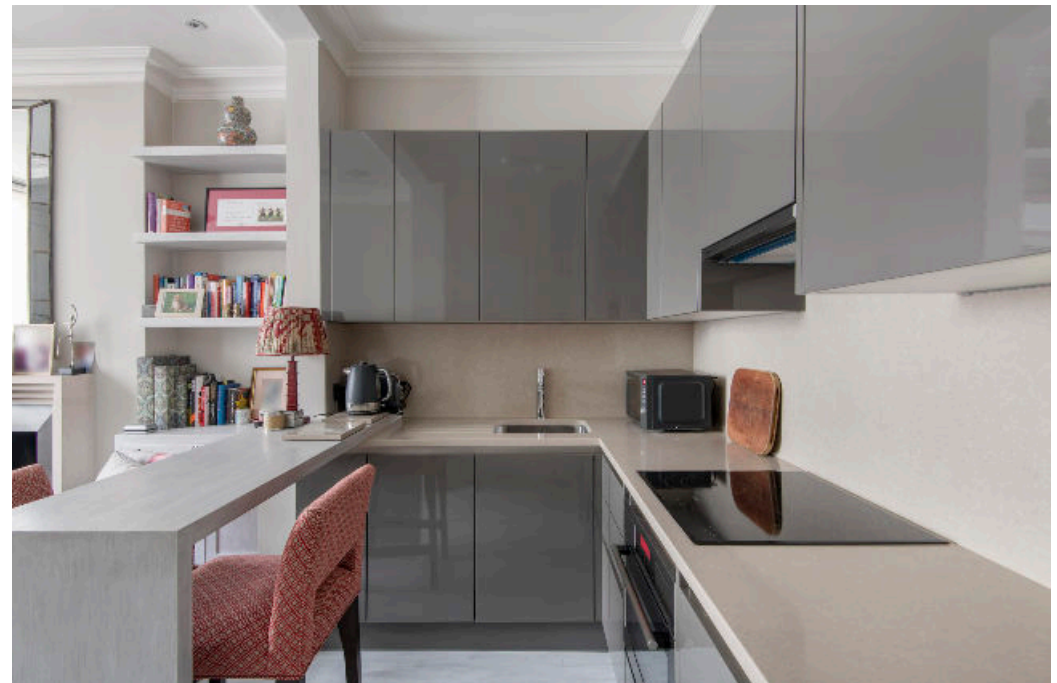
Tenure: Leasehold: approximately 100 years remaining

Service charge: £1,378.80 per annum, reviewed every 1 year, next review due 2024

Ground rent: £10 per annum, reviewed every 1 year, next review due 2024

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: D



The bedroom is peacefully situated to the rear of the apartment and benefits from fitted wardrobes. There is a spacious bathroom, which has been tastefully finished and offers ample storage. The property further benefits from access to a pretty communal garden, via a gated access, which is separate to the property.

Location

Peacefully positioned on Danvers Street, this home is ideally situated for the stylish shops, bars and restaurants which the iconic Kings Road has to offer. The wide open spaces of Battersea Park are within easy reach, which includes a boating lake and lakeside cafes, with a wide range of sports facilities. South Kensington Underground Station (Piccadilly, District and Circle lines) is 0.9 miles away and Sloane Square tube station (District and Circle lines) is 1.1 miles away. Both Kings Road and Chelsea Embankment are served by a regular bus service and the Thames Path provides excellent walking and cycling routes.

*All distances are approximate.

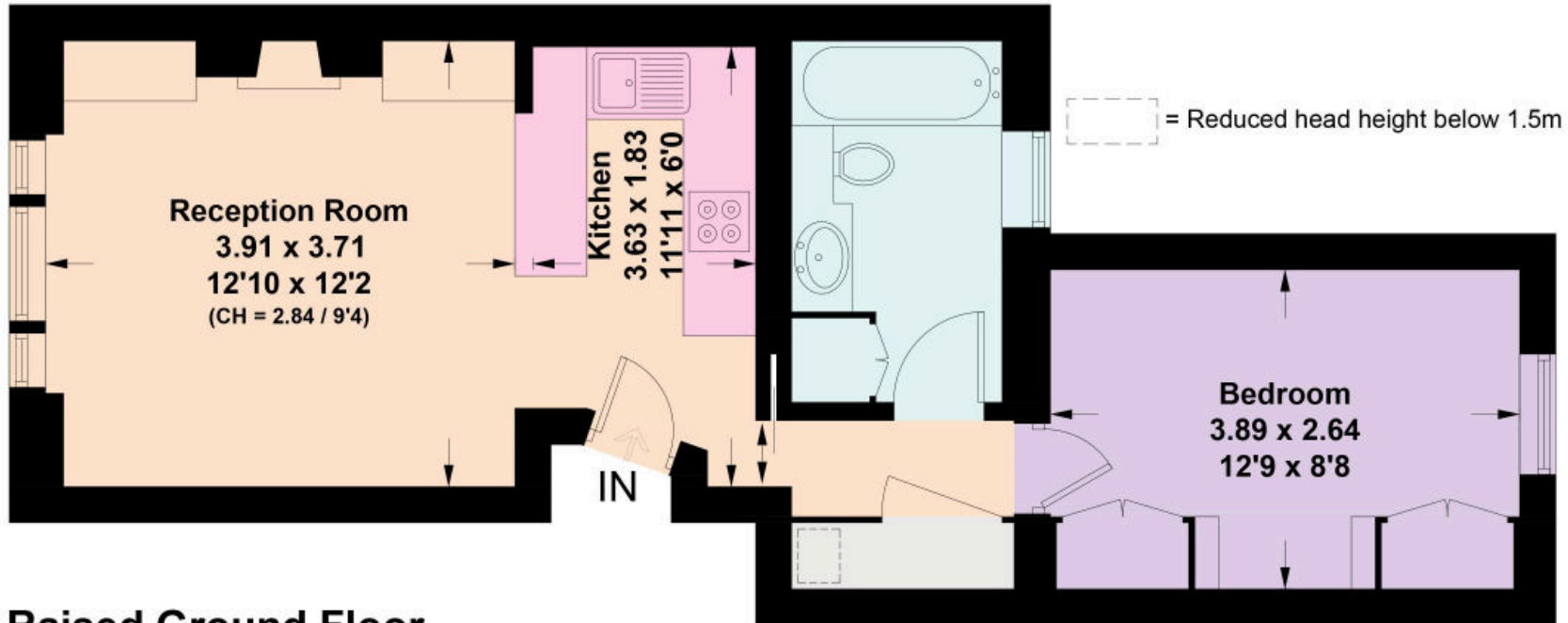


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Approximate Floor Area = 41.4 sq m / 446 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



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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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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Particulars dated March 2024. Photographs and videos dated March 2023.

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