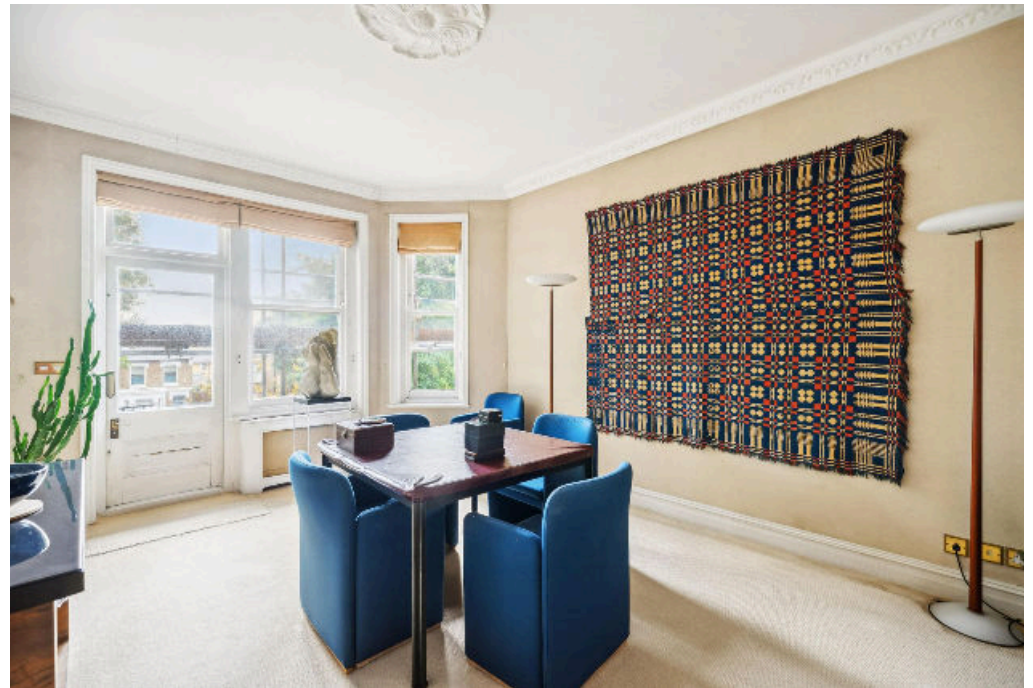


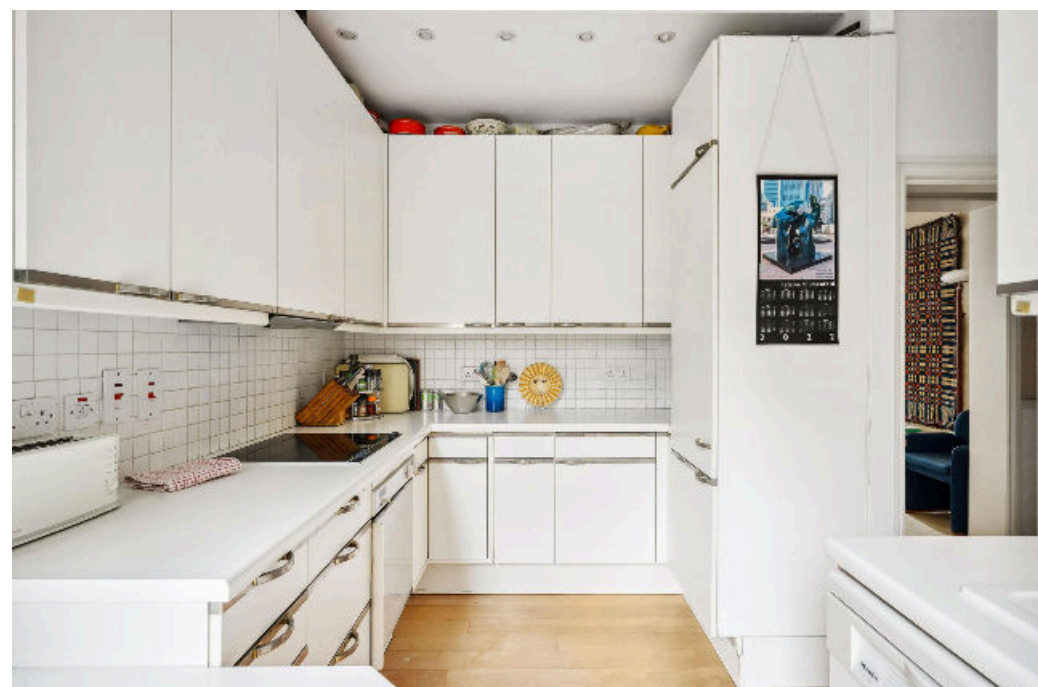
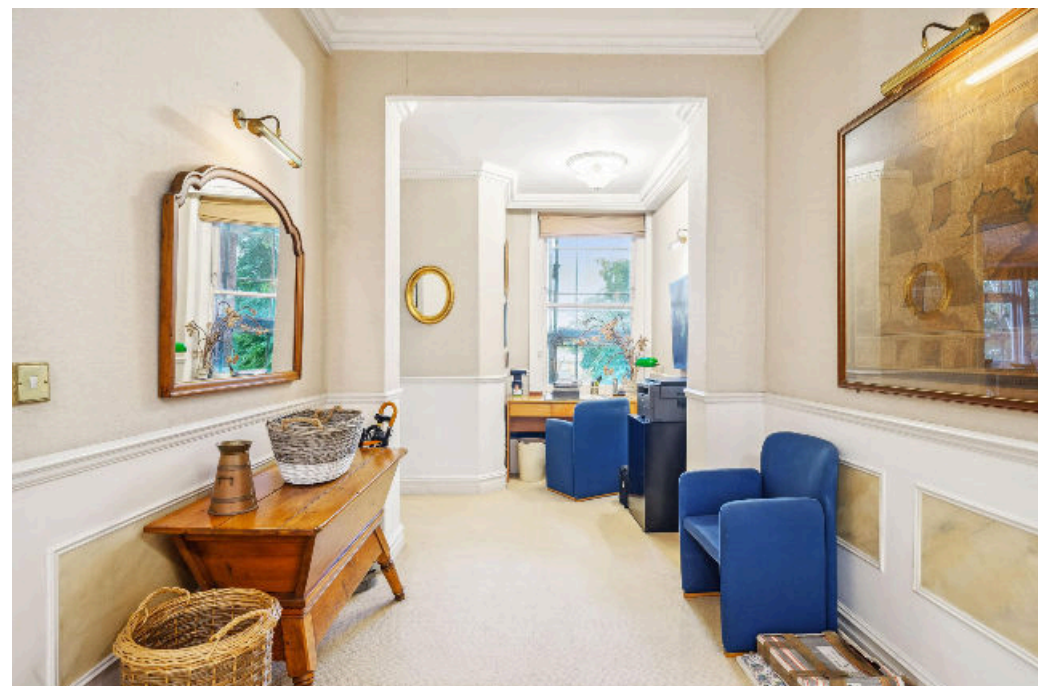


Cremorne Road, London **SW10**



Cremorne Road, London SW10

This apartment is positioned on the second floor of a gated, red-brick mansion block. The impressive reception room spans the width of the apartment and can comfortably house living and dining space. It has a southerly aspect and benefits from access to a balcony. There is a separate kitchen with pantry cupboard. The hallway is spacious enough to house an office; the desk is placed in front of a southerly-facing window. There are two double bedrooms, both with en suites and there is a separate family bathroom. The apartment would benefit from cosmetic updates throughout.



Guide price: £1,000,000

Tenure: Share of freehold plus leasehold, approximately 979 years remaining

Service charge: £3,880 per annum, reviewed every 1 year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G



Location

This apartment is located in Chelsea, part of the Royal Borough of Kensington and Chelsea. The Thames path provides excellent walking, jogging and cycling routes along the Chelsea Embankment and there are plenty of green spaces within easy reach including Battersea Park with its lakeside café and wide range of sporting facilities. The extensive regeneration of the power station and the newly launched luxury Chelsea Waterfront development brings added excitement to the area. Adjacent, the vibrant Kings Road provides a broad selection of luxury and boutique shops, restaurants and bars. The Fulham Road is also conveniently located, with its array of supermarkets and cafes.

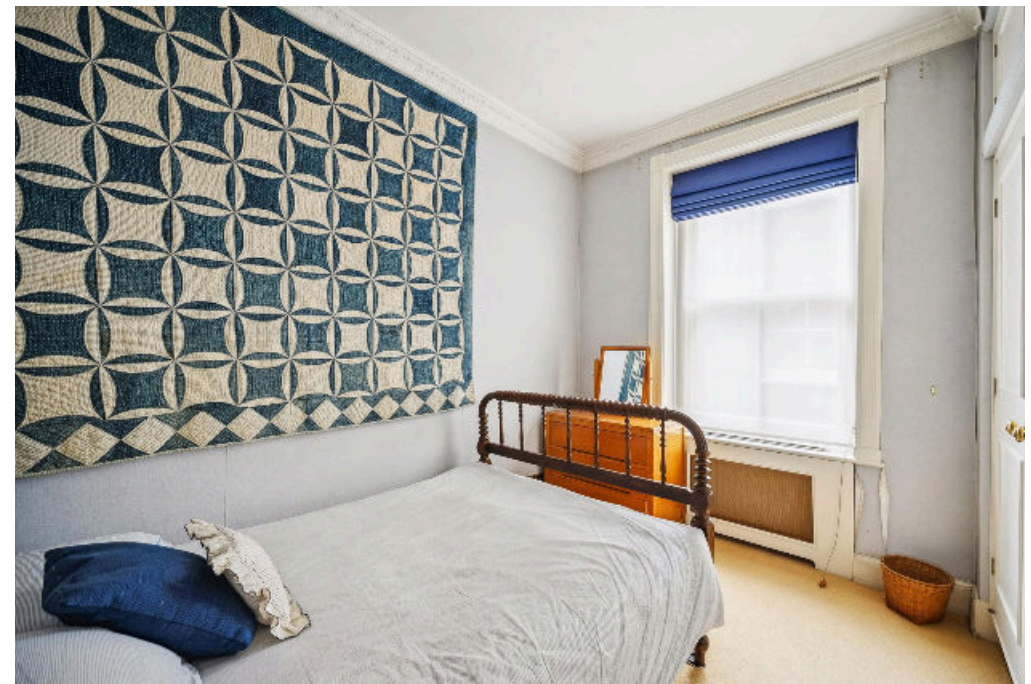
Imperial Wharf Overland Station: 0.6 miles away Chelsea Harbour Fulham

Broadway Underground: 0.9 miles away

Earl's Court Underground: 1.1 miles

The area is served by an excellent and frequent bus route.

*All distances are approximate.

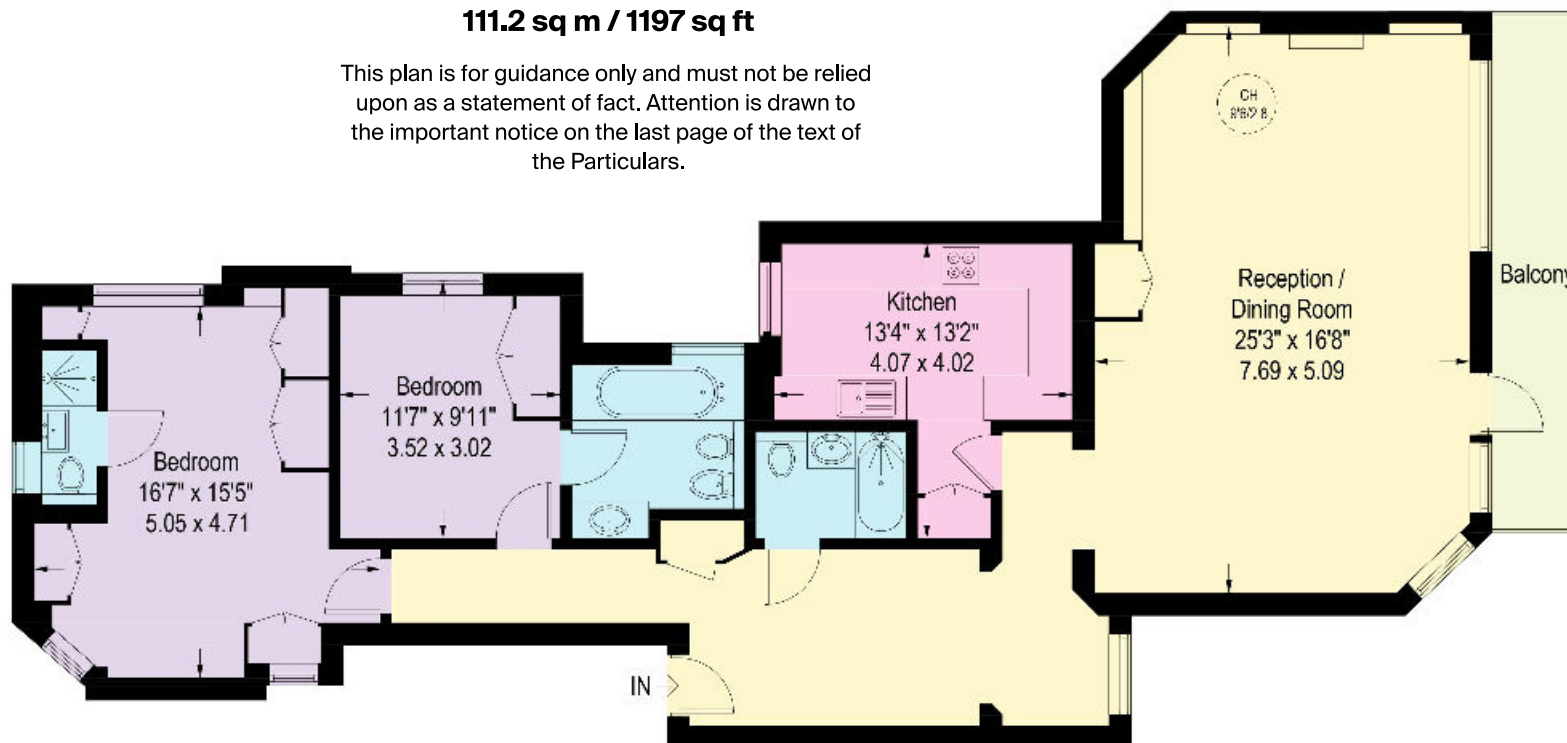


Cremorne Road, SW10



Approximate Gross Internal Floor Area
111.2 sq m / 1197 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.

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 October 2024. Photographs and videos dated October 2024.

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