



Redcliffe Square, London **SW10**



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This two bedroom apartment is situated on the second floor of an elegant Victorian conversion on Redcliffe Square. Set within the Boltons Conservation Area, Redcliffe Square is a highly valued London residential address. The apartment has exceptional views to both the front and rear. It benefits from characterful features throughout, including bright windows, high ceilings, intricate cornicing and a feature fireplace. The reception room has three large, south-facing windows that flood the space with natural light. There is a separate eat-in kitchen. The two bedrooms are peacefully situated at the rear of the apartment overlooking award-winning Coleherne Court garden. There is a third room, currently used as a dressing room and there is a separate family bathroom.



Guide price: £1,495,000

Tenure: Share of freehold plus leasehold, approximately 972 years remaining

Service charge: £9,444.96 per annum, reviewed every 1 year, next review due 2025

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F



Location

Redcliffe Square is located within the enviable Boltons Conservation area of Chelsea.

There are a wide range of amenities within close proximity; Hollywood Road and Fulham Road offer an array of supermarkets, cafes and restaurants and the vibrant Kings Road provides a broad selection of luxury and boutique shops and bars. The nearby regeneration of Earl's Court is also underway.

There are plenty of green spaces within easy reach including Brompton Cemetery, with its excellent walking, jogging and cycling routes and Battersea Park with its lakeside café and wide range of sporting facilities. The Thames Path offers riverside walks along the Chelsea Embankment. Earls Court Underground Station (Piccadilly and District lines) is 0.4 miles away. West Brompton Station (District line and Overground) is 0.3 miles away.

*All distances are approximate.



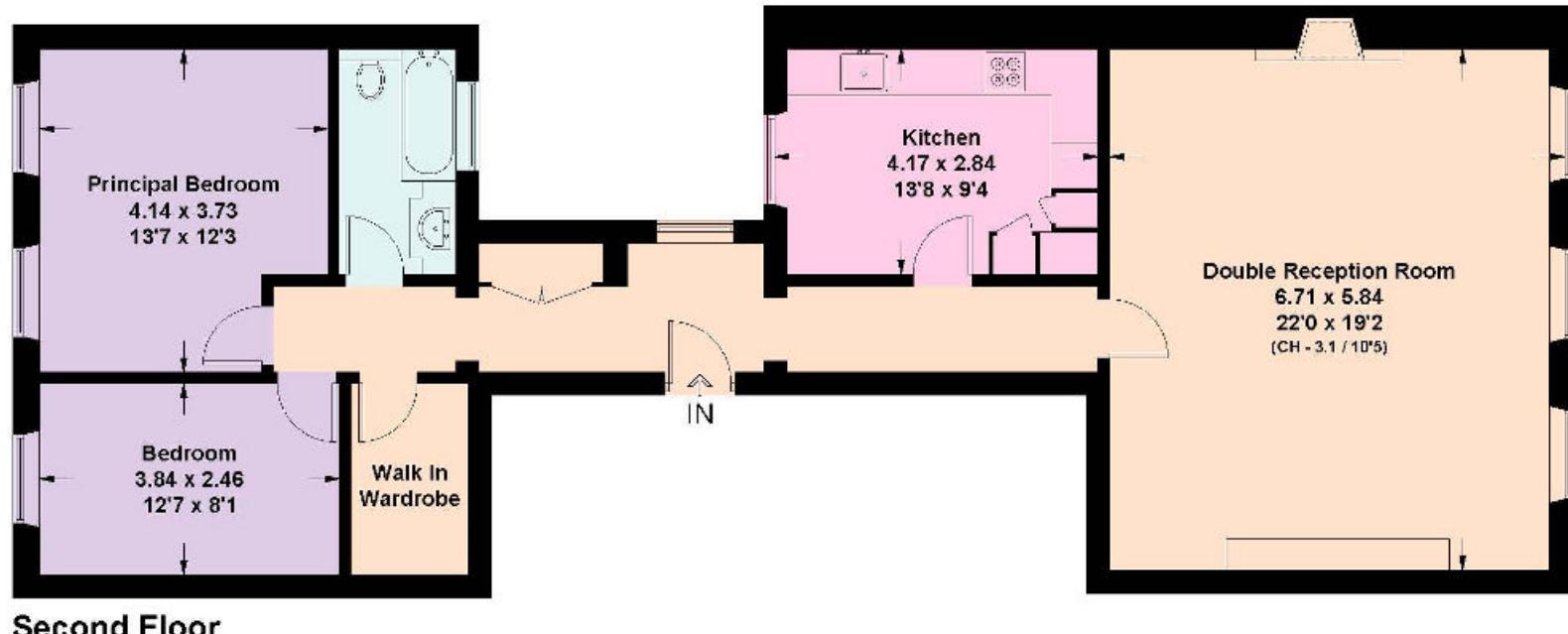
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**Approximate Gross Internal Floor Area
100.8 sq m / 1085 sq ft**

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.

= 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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Particulars dated September 2024. Photographs and videos dated September 2024.

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