



Old Church Street, Chelsea SW3

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Situated in an idyllic position within close walking distance of the Kings Road and the banks of the River Thames, Old Church Street offers a rare opportunity to own an outstanding, recently constructed home in one of Chelsea's most exclusive addresses.

This superb two bedroom apartment is peacefully situated and offers a wonderful balance of entertaining and living spaces.



**Guide price:** £1,750,000

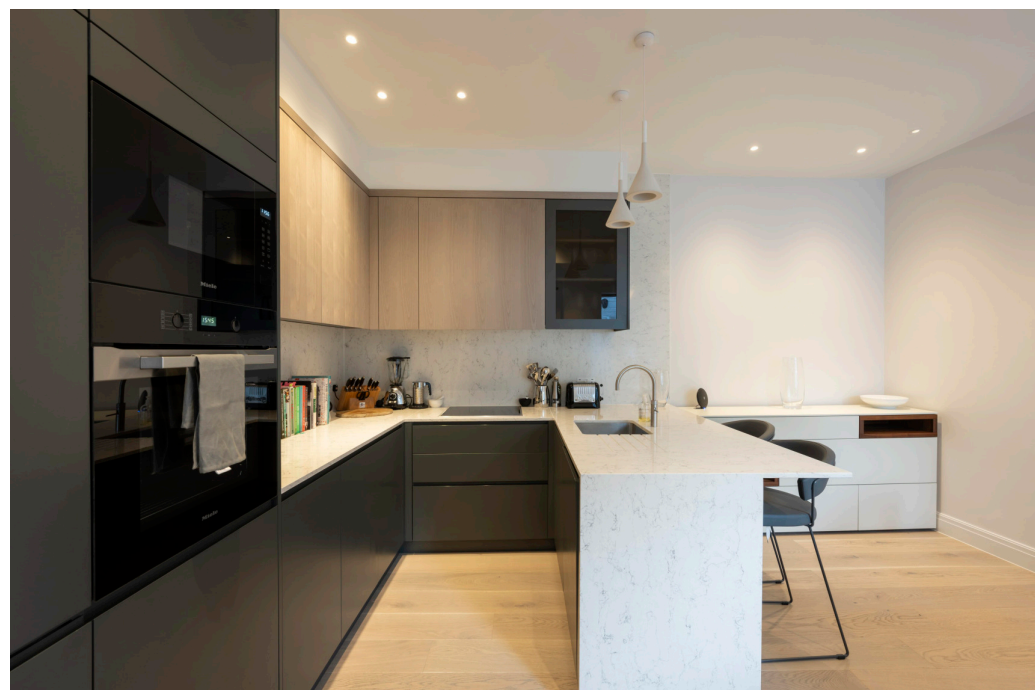
**Tenure:** Share of freehold plus leasehold, approximately 996 years remaining

**Service charge:** £5,000 per annum, reviewed every 1 year, next review due 2024

**Ground rent:** Peppercorn

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** G



## Description

Situated over the ground and lower ground floors of a meticulously restored period building, the accommodation includes a delightful open-plan kitchen/dining room, which features sleek, wide-plank wooden floors. The bespoke fitted kitchen offers integrated Miele and Siemens appliances, with Consentino Silstone worktops and a bar seating area.

Downstairs, the spacious reception room also benefits from wooden flooring and provides access to a patio, which offers a cosy ambience. The bedrooms are peacefully situated and both are served by fitted wardrobes and beautifully appointed en-suite bathrooms. There is an additional WC situated off the hallway and the apartment benefits from underfloor heating throughout.

The apartment benefits from a new build, ten year warranty which expires in 2031.

## Location

Peacefully positioned on Old Church Street, this apartment is ideally situated for the Kings Road, with its stylish shops, bars and restaurants. The Thames Path provides excellent walking and cycling routes and 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 mile away. Both Kings Road and Chelsea Embankment are served by a regular bus service.

\*All distances are approximate.



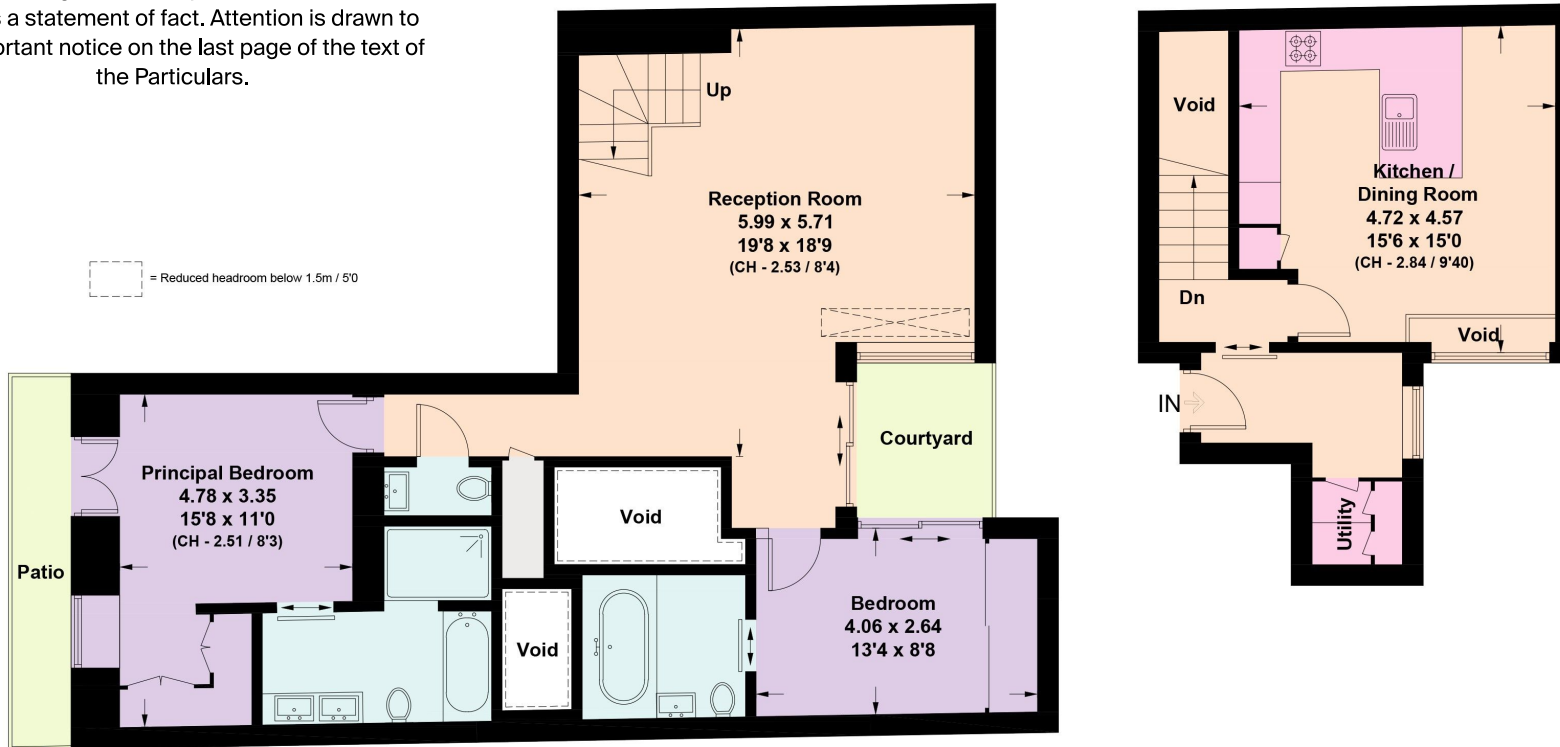


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Approximate Floor Area = 109.2 sq m / 1175 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft) & Voids



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.



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## Lower Ground Floor

I would be delighted to tell you more  
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## Ground Floor

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 November 2023. Photographs and videos dated November 2023.

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