



# ELM PARK GARDENS

London SW10







# BRIGHT AND GENEROUSLY PROPORTIONED APARTMENT

A spacious third-floor, three-four bedroom apartment on the third floor of an impressive red-brick building (with lift) on a prime residential street in SW10.



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EPC

C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold with approximately 181 years remaining on the lease

Ground rent: Please note we have not yet recieved details regarding ground rent. Please make your own enquiries.

Service charge: Please note,we have not yet recieved details regarding ground rent. Please make your own enquiries.

Guide price: £1,795,000





## SITUATED IN AN ELEGANT PERIOD BUILDING

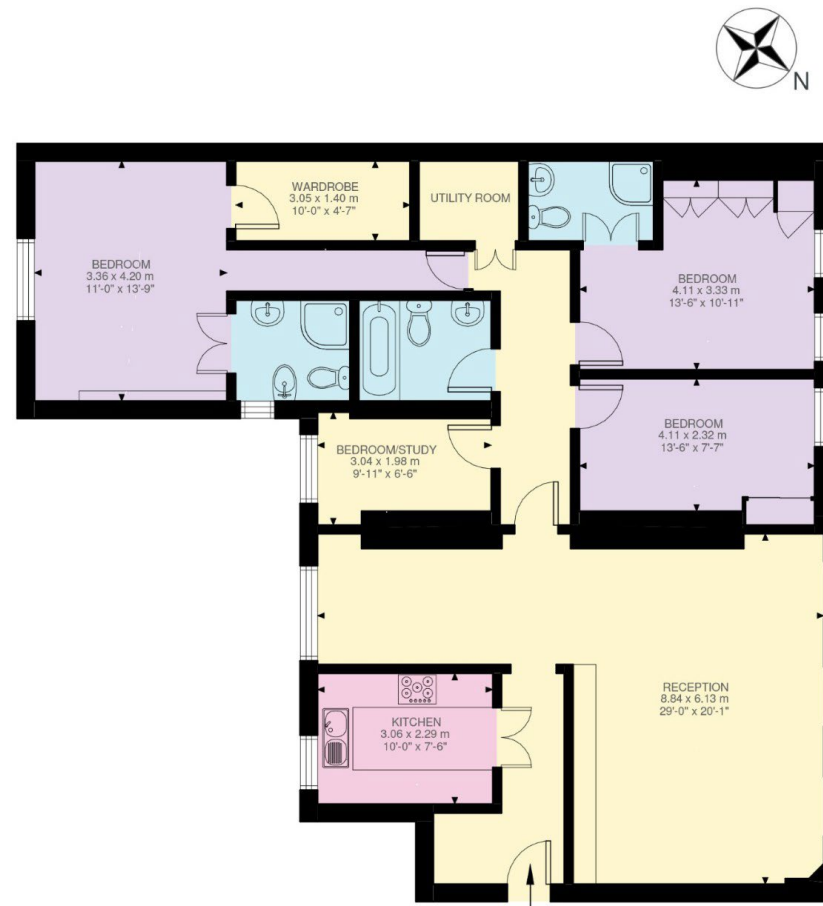
The reception room spans 29 feet in width, providing a versatile space for both entertaining and everyday living. A stylish, separate kitchen sits just off the main hallway. The principal bedroom includes a dedicated dressing area and en-suite bathroom. Two further double bedrooms are adjacent to this, one with an en-suite and the other with access to a family bathroom off the hallway. There is also a fourth bedroom, which could be used flexibly as an office or single bedroom. Additional features include a utility room and excellent storage throughout.

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. 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.









Approximate Gross Internal Area = 128.2 sq m / 1380 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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