



Oakley Street, London **SW3**

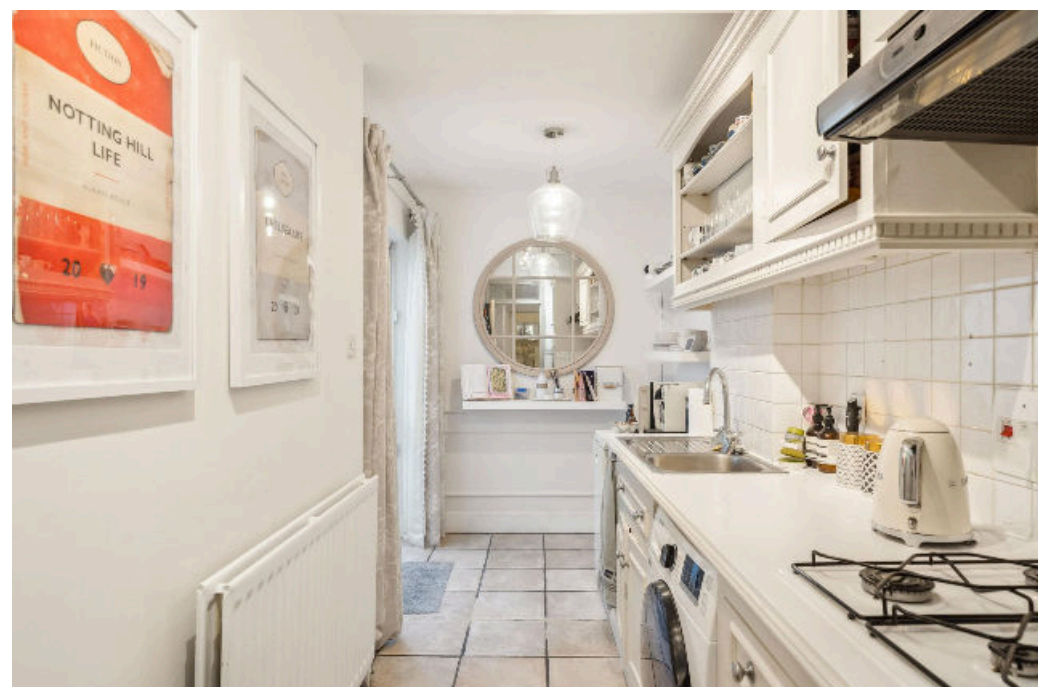
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# Oakley Street, London SW3

The property benefits from a private entrance with internal hall area and comprises a west-facing reception room with a decorative fire surround, separate kitchen with ample storage, well-proportioned bedroom with built in wardrobes and bathroom.

The property further benefits from a private courtyard garden accessed through the kitchen.



**Guide price:** £550,000

**Tenure:** Leasehold: approximately 82 years remaining

**Service charge:** £2,906.67 per annum, reviewed every 1 year, next review due 2025

**Ground rent:** £200 per annum, reviewed every 1 year, next review due 2025

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

**Council tax band:** E

## Location

Oakley Street is a residential street which runs south of Kings Road and north of Chelsea Embankment.

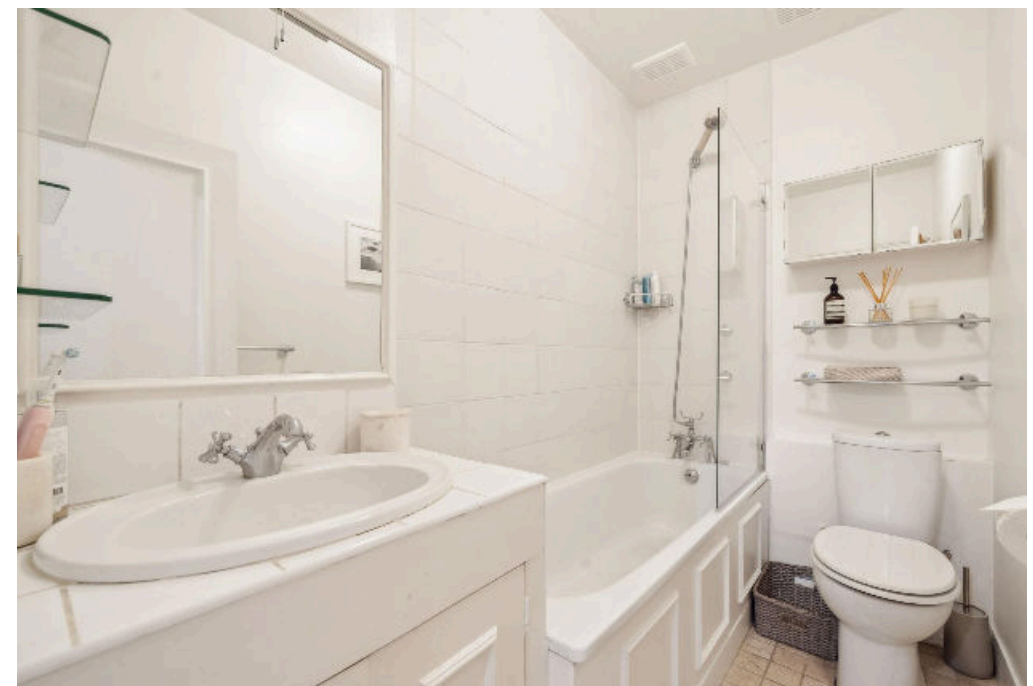
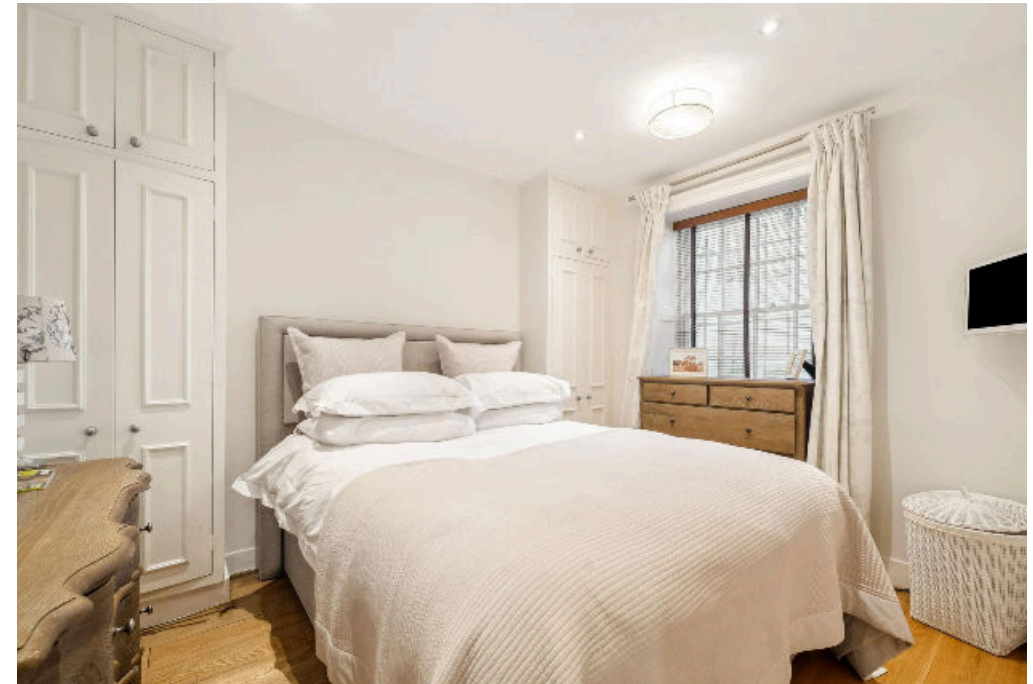
This home is ideally situated for the boutique shops, bars and restaurants, which the iconic Kings Road has to offer.

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.

The vibrant Kings Road provides a broad selection of shops, supermarkets, restaurants and bars.

South Kensington Underground Station (Piccadilly, District and Circle lines) and Sloane Square Underground Station (District and Circle lines) are both 0.8 miles away. There is a regular bus service along the Kings Road.

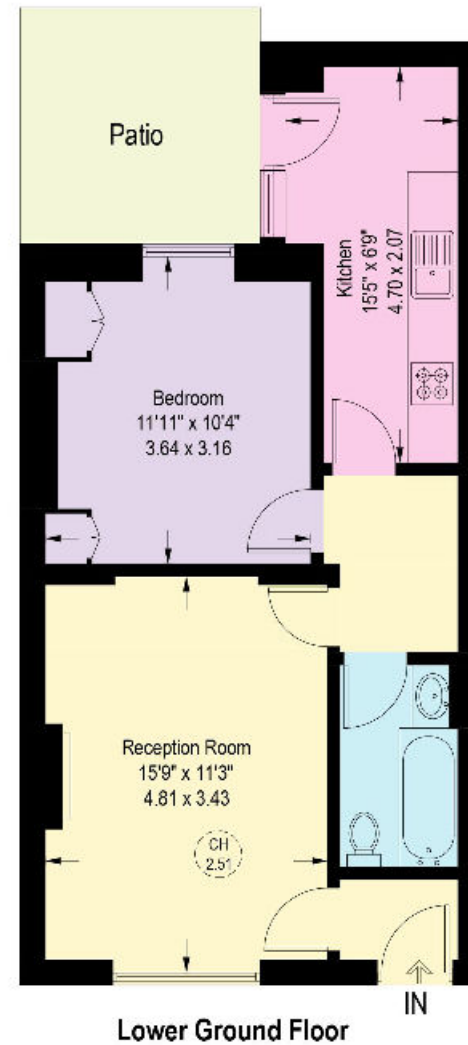
\*All distances are approximate.



# Oakley Street, SW3

**Approximate Gross Internal Floor Area  
45.5 sq m / 490 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.



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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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