



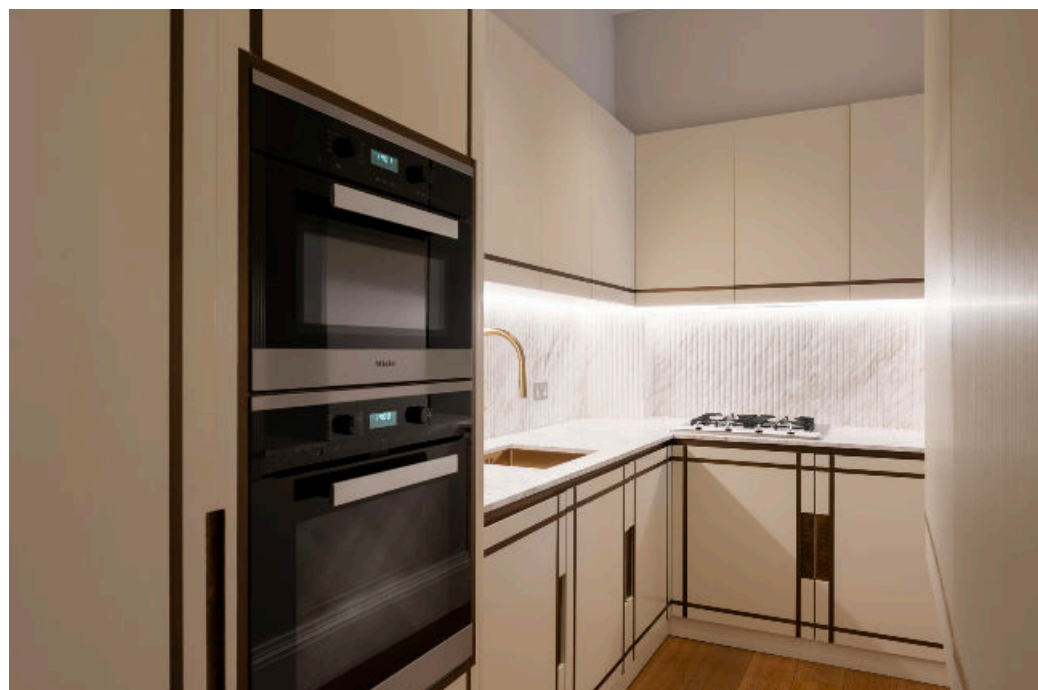
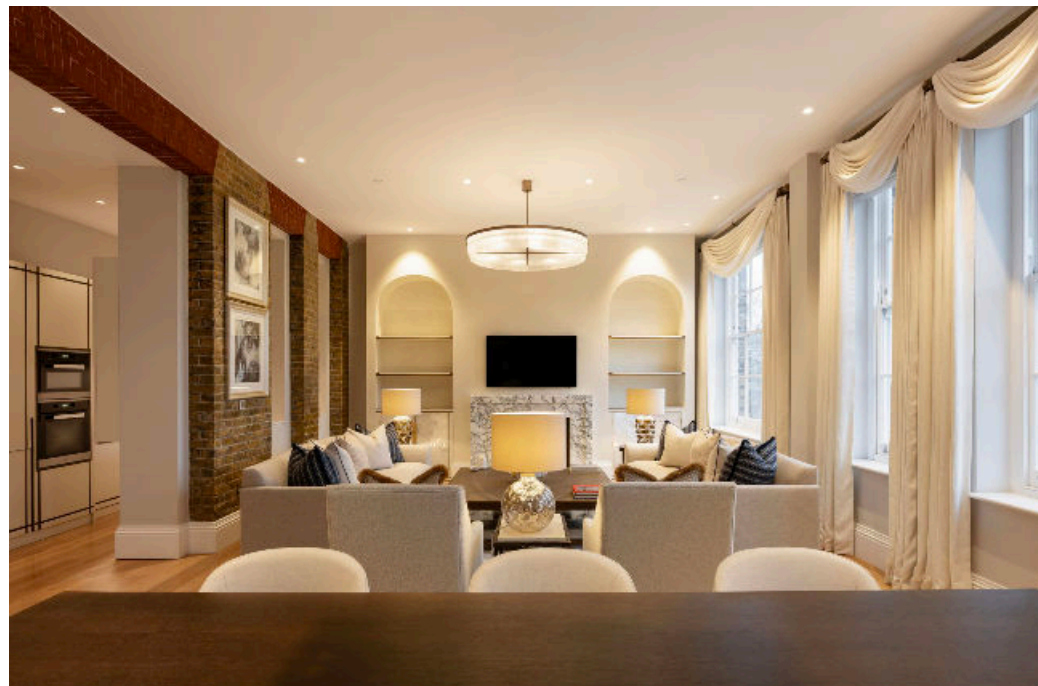
Hortensia Road, London **SW10**



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This elegant, three bedroom apartment is situated on the second floor (with a lift) of a distinguished building in Chelsea. The Sloane Building has been fully restored in recent years and offers 18 apartments which are rich in both living space and natural light.

The apartment benefits from underfloor heating and comfort cooling throughout. The building is served by a 24 hour concierge, a gym and the apartment sale includes a secure, underground parking space.



Guide price: £4,500,000

Tenure: Share of freehold plus leasehold, approximately 992 years remaining

Service charge: £28,254 per annum

Ground rent: £100 per annum

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H





The apartment offers exceptional ceiling heights and there is an excellent balance of entertaining and living space. The accommodation includes a delightful, open-plan reception room and kitchen, which receives an abundance of natural light via four large and fully restored sash and case windows. The reception room offers a delightful green outlook and a south-westerly aspect. There is ample space for a large dining table and the kitchen is beautifully appointed with integrated appliances.

The bedrooms are all peacefully situated and offer well-balanced proportions. The principal bedroom is served by a superb dressing room and a spacious en suite bathroom. There are two further double bedrooms, both with fitted wardrobes and both are served by shower rooms. There is an additional WC, which are situated off the hallway.

The apartment would be ideally suited to families seeking lateral living, those downsizing from a large home in the area or those searching for a striking and secure pied-a-terre in a Chelsea address.



Location

The Sloane Building is peacefully situated on Hortensia Road, which lies between Kings Road and Fulham Road.

The property is within close proximity of the many supermarkets, independent shops, cafes and restaurants which Chelsea has to offer.

Pleasant walking and cycling routes can be enjoyed through Brompton Cemetery and along the Thames Path. Fulham Broadway Underground Station (District Line) is 0.5 miles away, with Gloucester Road and South Kensington Underground Stations (Piccadilly, District and Circle Lines) both 1 mile away. Both Kings Road and Fulham Road are served by a regular bus service.

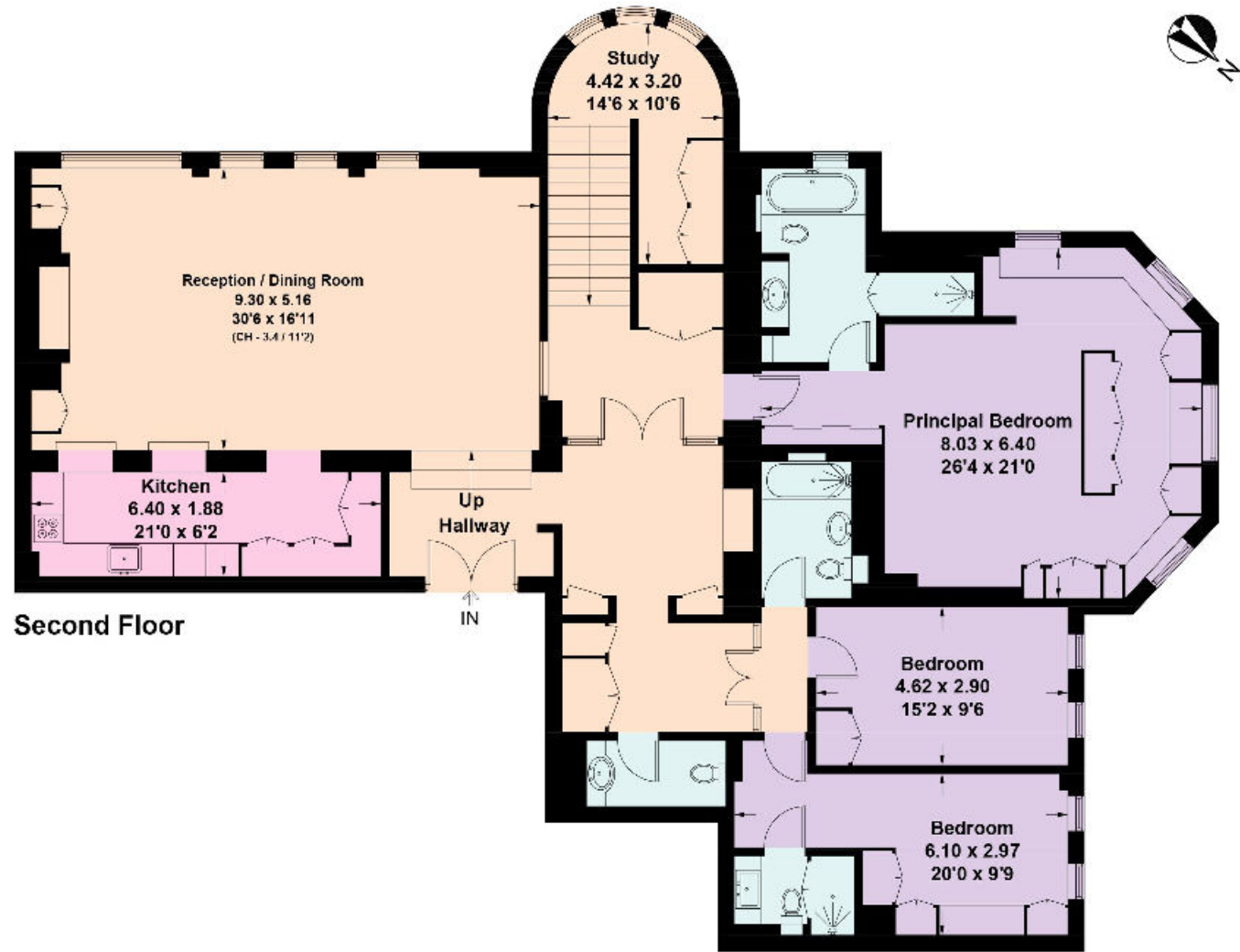
*All distances are approximate.



Hortensia Road, SW10

**Approximate Gross Internal Floor Area
211.4 sq m / 2275 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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