



Royal Avenue, Chelsea **SW3**

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# A modern apartment in Chelsea **SW3**

Nestled in the heart of the prestigious Royal Avenue, just moments away from the vibrant Kings Road, this bright and spacious two bedroom, two bathroom flat offers west facing views over the tree-lined Square.

Situated on the third floor within a well-maintained building, with lift and resident caretaker. One of the highlights of this property is its excellent proportions.

The property boasts a well-appointed kitchen with separate eating area along with two generously sized bedrooms, with the principal bedroom featuring an en-suite bathroom. The second bedroom is complemented by a well-appointed second family bathroom which is accessible from the hallway.



**Guide price:** £1,650,000

**Tenure:** Share of freehold plus leasehold, approximately 956 years remaining

**Service charge:** £6,312 per annum, reviewed every year, next review due 2024

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

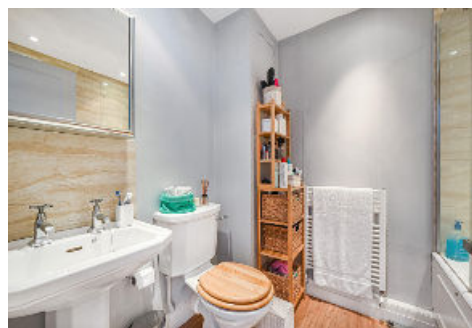
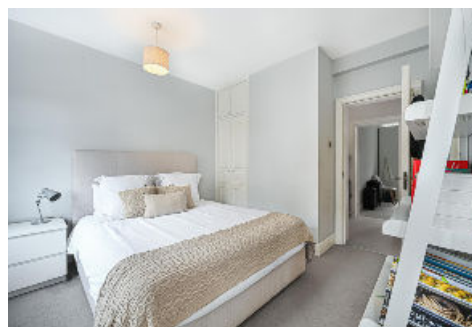
**Council tax band:** F











Ideally situated just off the Kings Road and the Sloane Square and Sloane Street amenities

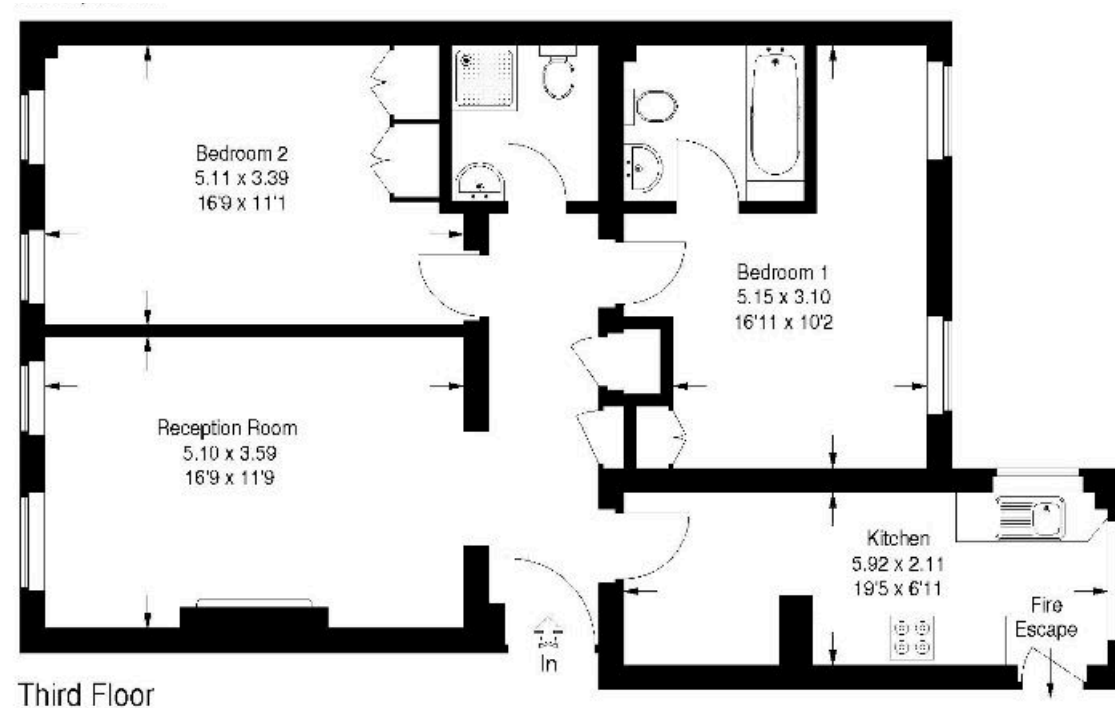






## Approximate Gross Internal Floor Area 83 sq m / 893 sq ft

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.



Third Floor

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I would be delighted to tell you more

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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 August 2023. Photographs and videos dated August 2023.

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