



Cranmer Court, Whiteheads Grove  
Chelsea SW3

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## A lateral flat in Chelsea SW3

Located in this highly sought after block in Chelsea, this property offers over 1130 sq ft of well laid out accommodation ideally situated between Chelsea Green and Sloane Avenue.

The accommodation comprises a spacious reception room with a wealth of natural light and a separate modern kitchen. The three bedrooms are well sized and benefit from ample natural light. The building further benefits from a lift and 24hr porter. This is the perfect investment opportunity or London pied à terre.

The property is located 0.5 miles from Sloane Square Underground Station and 0.5 miles from South Kensington Underground Station (all distances are approximate).



**Guide price:** £1,750,000

**Tenure:** Share of freehold plus leasehold, approximately 117 years remaining

**Service charge:** £9000~ per annum, reviewed every year, next review due 2023. Includes reserve fund.

**Ground rent:** Peppercorn

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

**Council tax band:** G

Cranmer Court is located in the heart of Chelsea, within easy reach of South Kensington and Sloane Square underground stations, as well as being moments away from the Kings Road.

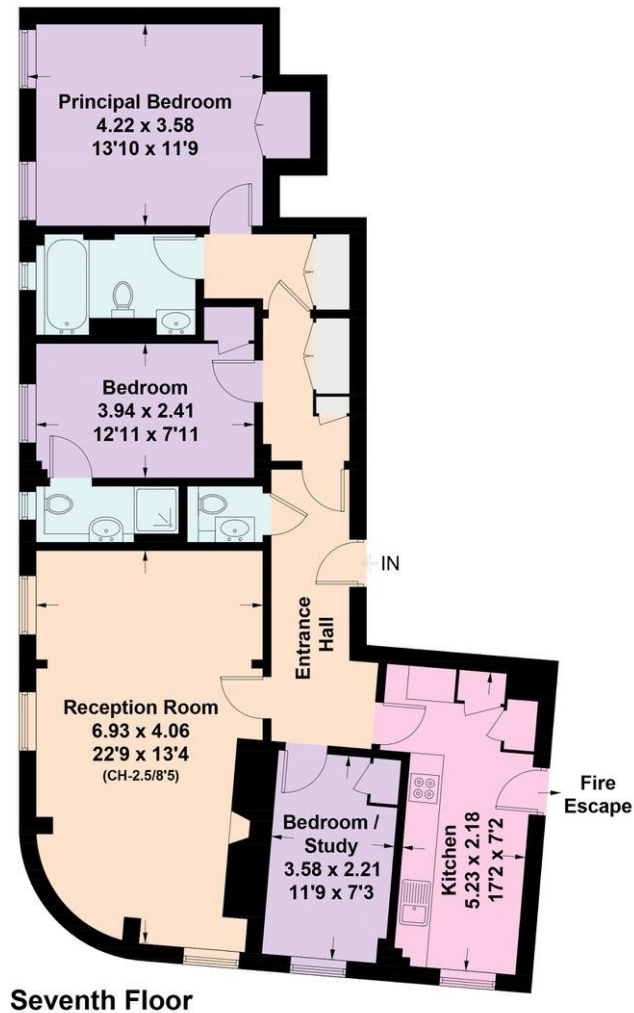






## Approximate Gross Internal Floor Area 105.60 sq m / 1137 sq ft

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.



Seventh Floor

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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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