



Rossetti House, Flood Street, London **SW3**

Flood Street, London SW3

The apartment features a large reception area as well as a separate kitchen on the lower ground floor. There is a small patio area to the rear. Well-arranged over two floors, the property's living accommodation further features a spacious primary bedroom with en suite bathroom, as well as two additional guest bedrooms, and a second bathroom.

Ideally located just off the King's Road, Flood Street has great access to the various array of boutique shops, renowned restaurants and fashionable bars and cafes. Local transport links include Sloane Square underground station (0.7 miles away). All distances are approximate.



Guide price: £1,500,000

Tenure: Share of freehold plus leasehold, approximately 976 years remaining

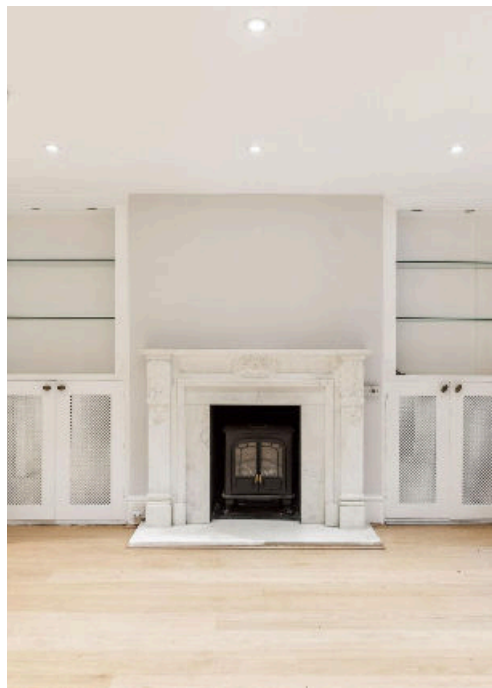
Service charge: £4291 per annum, reviewed every year, next review due 2025

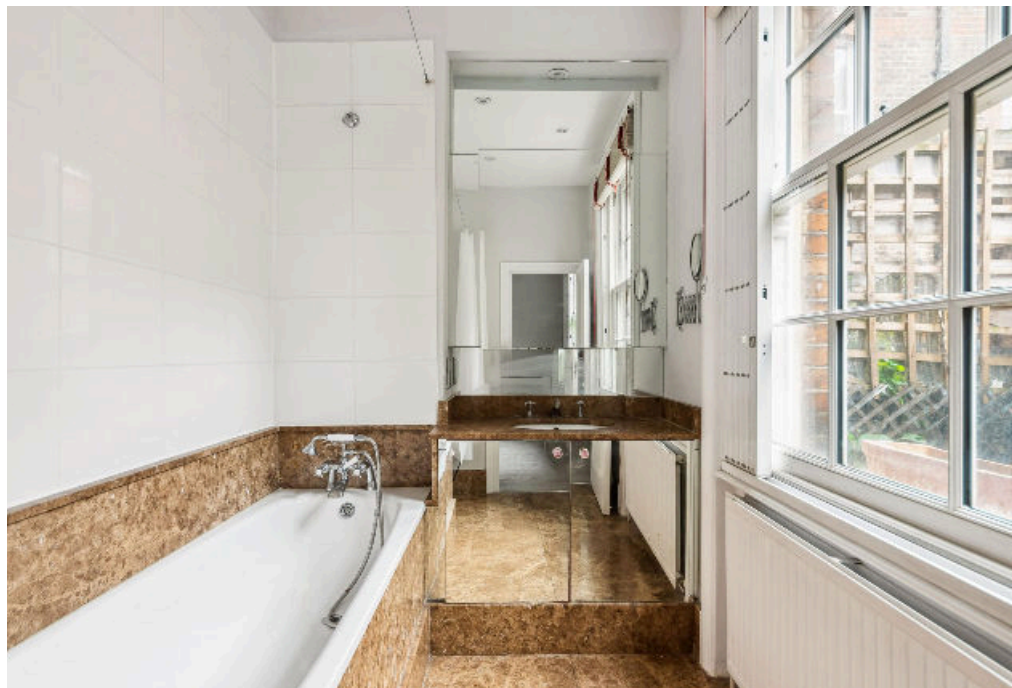
Ground rent: Peppercorn

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G







Flood Street, SW3

Approximate Gross Internal Floor Area
113.8 sq m / 1225 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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Knightsbridge

52-54 Sloane Avenue

London

SW3 3DD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Fred Dashwood

020 7861 1754

fred.dashwood@knightfrank.com



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 September 2024. Photographs and videos dated September 2024.

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