



Rose Square, Fulham Road, Chelsea **SW3**

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# Rose Square, Fulham Road, Chelsea **SW3**

The Bromptons at Rose Square is an exclusive gated community that offers private gardens, underground parking, 24/7 porter and security services, a dedicated concierge, a swimming pool, and a gym.

This magnificent property was designed and refurbished by a renowned London interior designer. It features two spacious double bedrooms with built-in wardrobes, three bathrooms including an en suite.

The property also includes a reception room with vaulted ceilings, a television room, a study area, a relaxation area, roof terrace, and a viewing platform.



**Guide price:** £5,995,000

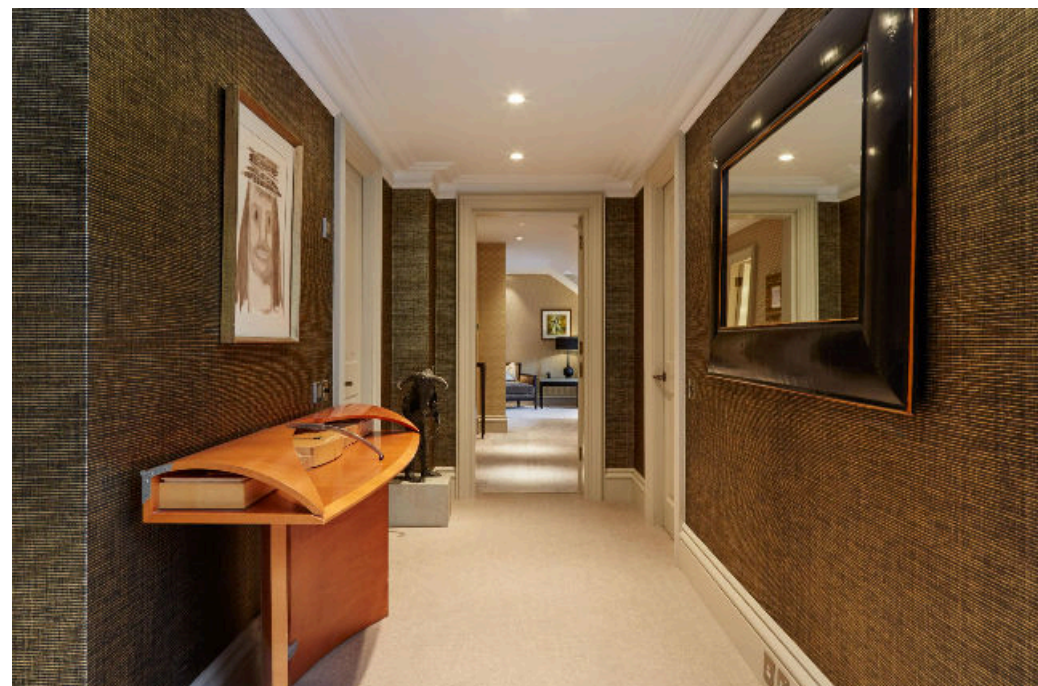
**Tenure:** Share of freehold plus leasehold, approximately 971 years remaining

**Service charge:** £21,000 per annum, reviewed every year, next review due 2025

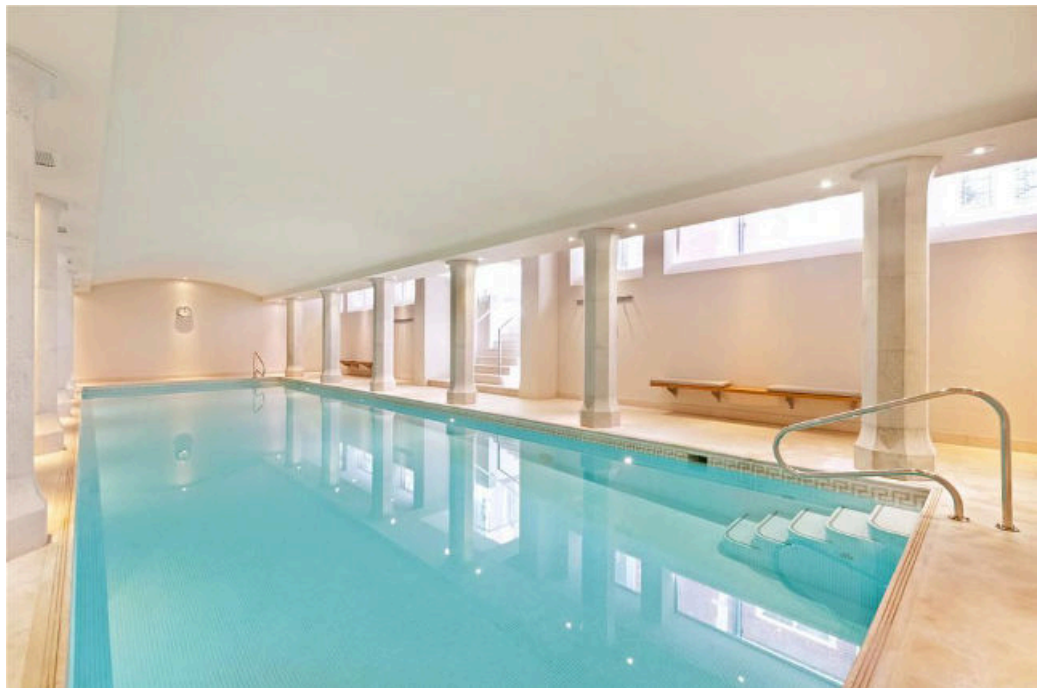
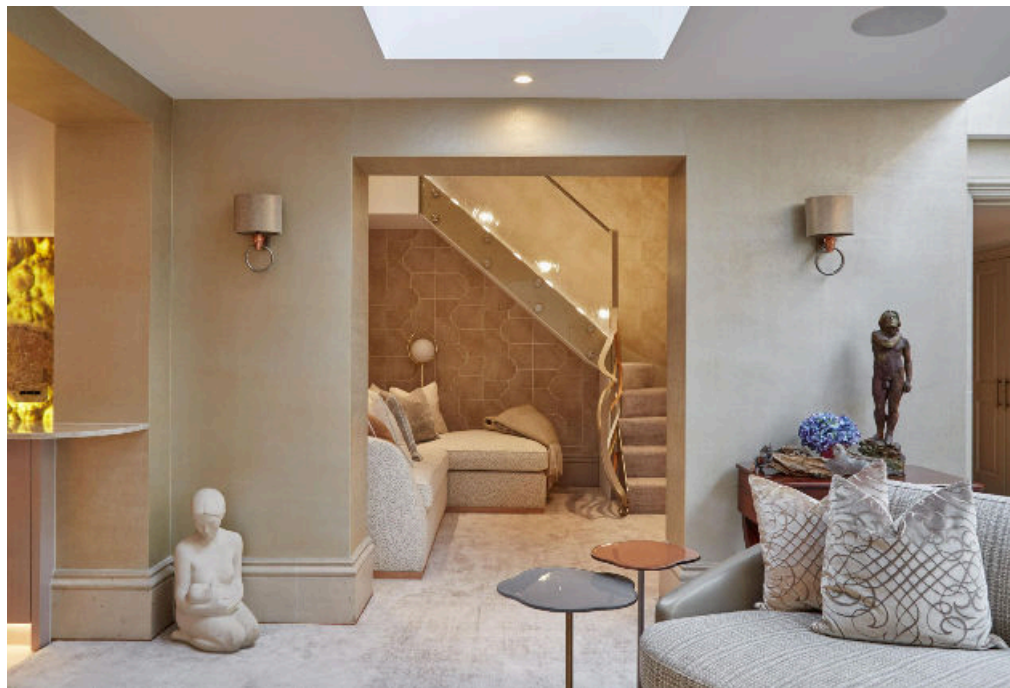
**Ground rent:** £200 per annum, fixed for the remainder of the lease

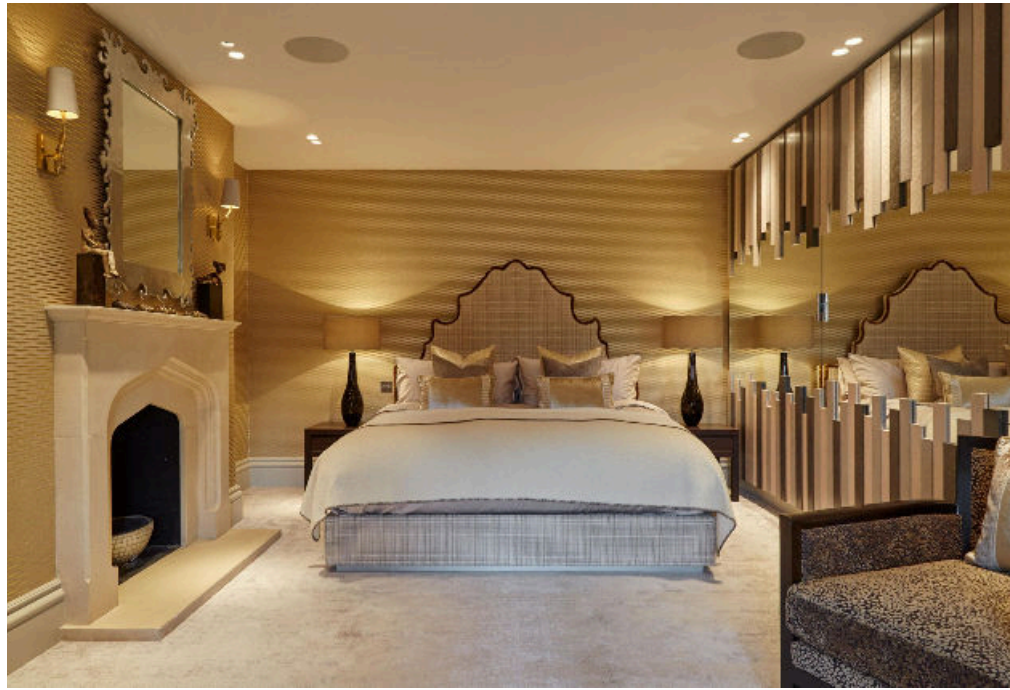
**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H







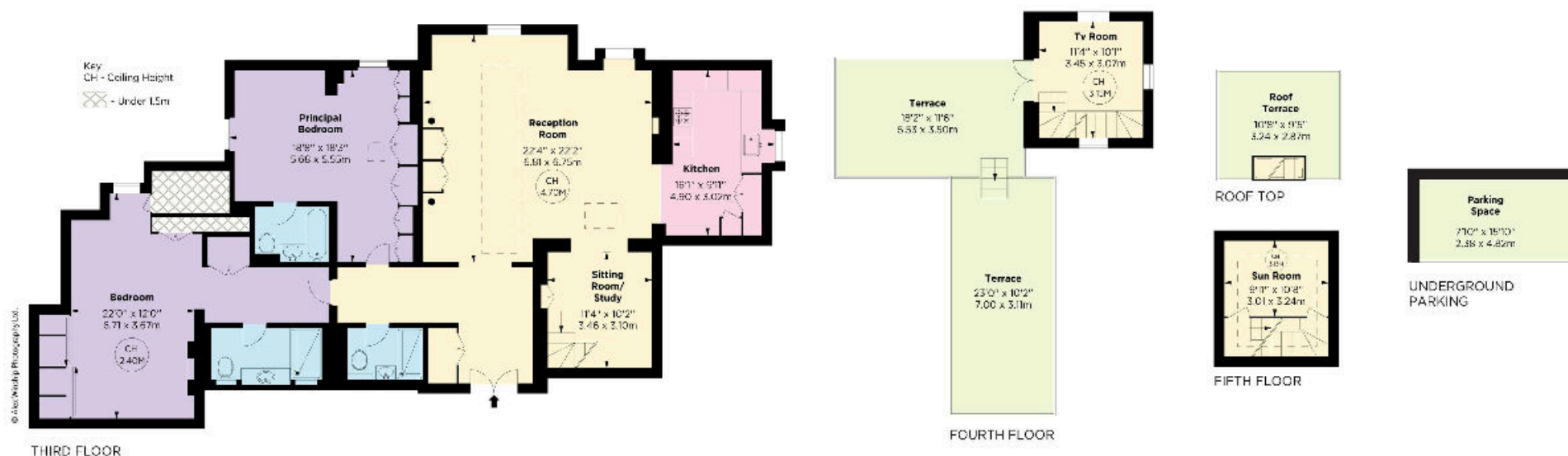




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## Approximate Gross Internal Floor Area 191.75 sq m / 2064 sq ft

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2024. Photographs and videos dated July 2024.

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