



Elvaston Place, South Kensington SW7



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A delightful two-bedroom, three-bathroom apartment with access to two paved terraces, situated on the lower ground floor of a handsome Victorian building in SW7.

The property is accessed through its own private entrance, leading to a welcoming hallway with built-in storage. The apartment features an expansive reception room, offering an inviting space perfect for entertaining. Towards the rear, a well-appointed kitchen features integrated appliances, generous cabinetry, and ample worktop space. Adjacent to the kitchen is a bright breakfast room, which is illuminated by a skylight, the breakfast room also opens onto both terraces through elegant French doors



Tenure: Leasehold: approximately 85 years remaining

Service charge: approximately £1,200 per annum, reviewed every year, next review due 2025

Ground rent: •£100 rising to £500

Local authority: G

Council tax band: Royal Borough of Kensington & Chelsea



The principal bedroom is discreetly positioned at the rear of the apartment, which is served by extensive wardrobe storage, an en suite, and direct access to one of the terraces. The second bedroom, equally spacious, includes an en suite, fitted storage, and terrace access. A third stylish bathroom, accessible from the hallway, completes the layout.

Combining thoughtfully designed interiors with desirable outdoor spaces, this impressive apartment offers an exceptional home in a prime SW7 location.

- Please note that we have been unable to confirm the date of the next review for the ground rent. You should ensure that you or your advisors make your own enquiries.•

Elvaston Place is a highly sought-after residential street at the heart of South Kensington. Its prime location allows residents to enjoy the vibrant atmosphere and amenities in the area, including an excellent selection of shops, bars, and restaurants.

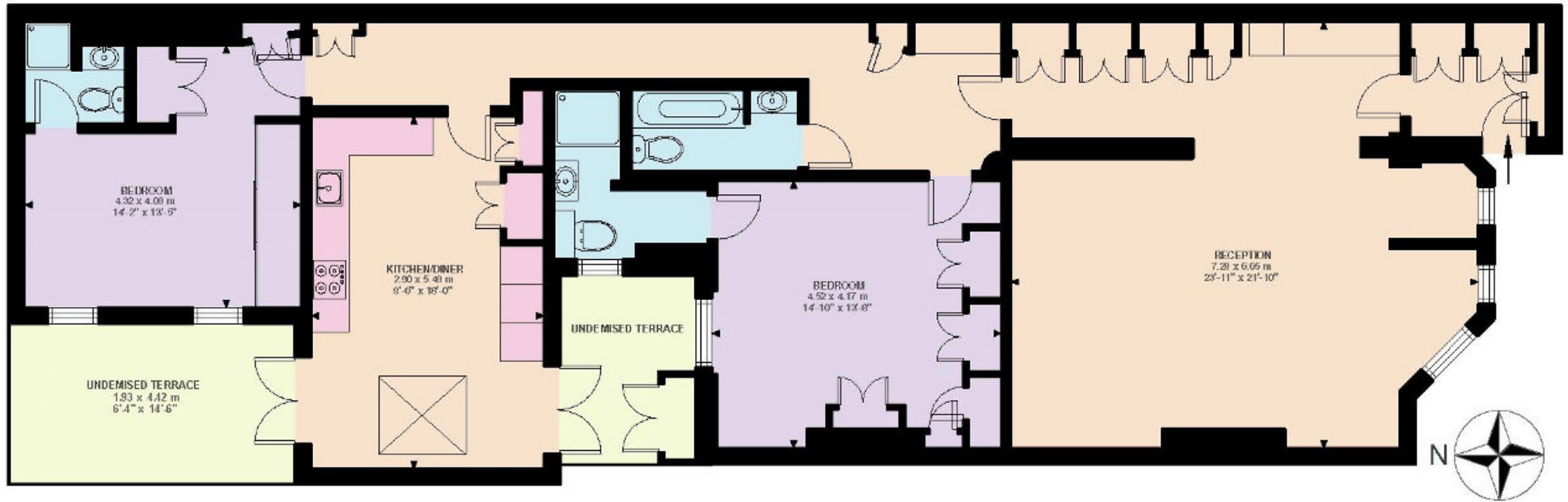




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Approximate Gross Internal Floor Area
134.43 SQ.M / 1447 SQ.FT

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.



Lower Ground Floor
1447 ft²

Knight Frank

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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 December 2024. Photographs and videos dated November 2020.

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