ELM PARK GARDENS
CHELSEA SW10
FARRAR

A very well presented 2 bedroom, 2 bathroom, property situated on the 2nd floor (with lift) that benefits from uninterrupted views over the well maintained communal gardens of Elm Park Gardens.

This flat boasts sensible and well balanced proportions all round and benefits from a large private balcony approached from the reception room and enjoying stunning leafy views over the communal gardens. The flat owns a separate storage locker, and there is an option to rent an underground parking space.

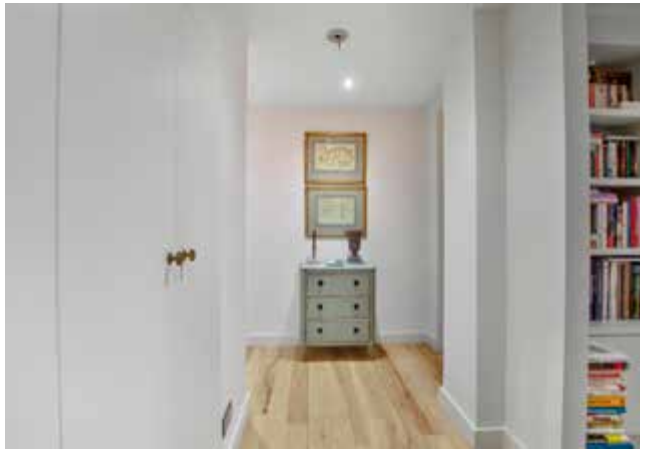
The flat is presented in very good condition and would make the perfect home or pied a terre.

This property is being sold with a mid term lease (56 years remaining), approximate cost for a further 90 years extension would be in the region of £145,000 (We advise Buyers to take independent advice with reference to this cost).

Elm Park Gardens is positioned within easy walking distance of both South Kensington and Gloucester Road (Circle, District and Piccadilly lines) tube stations. There are an excellent range of local shops, cafes and restaurants in the immediate area and viewing is highly recommended.

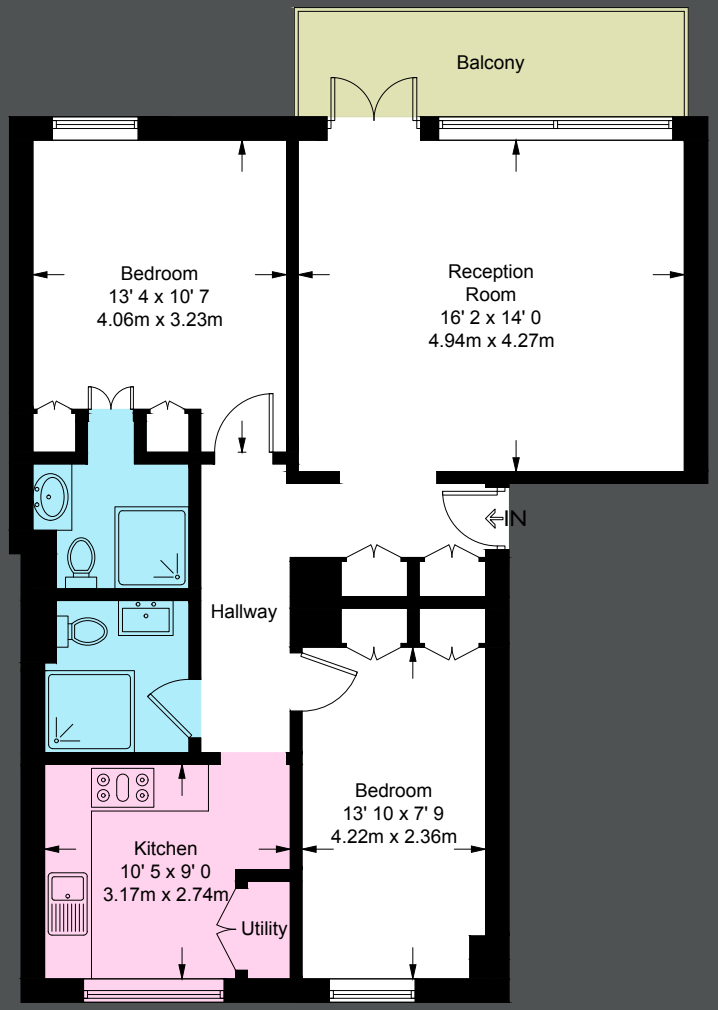
Accommodation

Reception Room | Kitchen
Two Double Bedrooms | Two Shower Rooms
Balcony | Communal Gardens



Approximate Gross Internal Area

801 sq ft / 74.4 sq m



Second Floor

TERMS

Tenure: Leasehold, 56 years remaining
Service Charge: £4,110 per annum (reviewed annually)
Ground Rent: £100 per annum (to be reviewed as per the terms of the lease available on request)
Council Tax Band: G
Local Authority: The Royal Borough of Kensington & Chelsea
Asking Price: £765,000

NOTE: These particulars have been prepared to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition nor that any services, appliances, equipment or facilities are in good working order. Descriptions are given as opinion, not as statement of fact and measurements are approximate, as a guide only. Photograph/s show only part/s of the property and it should not be assumed that contents/furnishings/furniture shown are included in the sale. Purchasers should seek verification on any points fundamental to a purchase prior to purchase. The EPC for this property will be presented along with this brochure. If it has become detached or is not provided please contact the office who will supply you with a copy.

FARRAR
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