

ELM PARK GARDENS

CHELSEA SW10

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This is a wonderfully spacious raised ground floor flat with a second bedroom/home office. It has the rare advantage of direct access from both rooms to well-tended, and totally enclosed west-facing communal gardens. The flat, which has been an excellent rental investment for our client, has a gracious and very tranquil ambience to all the main rooms – and the high ceilings and many features typical of the 1870s have been retained.

It is unusual to have both bedrooms enjoying the quiet west-facing garden aspect, as many of the flats in this terrace have their primary rooms facing the street. Residents can opt to cultivate the borders outside their immediate property, which is a real bonus for gardeners. All can admire the beautiful lawns and borders of the enclosed private gardens as a serene backdrop to the building.

There is an unusual amount of cupboard and storage space - including a heated linen cupboard and a large space over one of the passageways – great for luggage, and family memorabilia!

Elm Park Gardens is a large garden square ideally located between Fulham and King's Road, close to all of the local shops, cafes, wine bars and restaurants. This 1870s terrace has been cleaned and restored, revealing the beauty of an imaginative Victorian façade. Central London bus routes are readily available on both Fulham and King's Roads, with South Kensington and Gloucester Road underground stations (Circle, Piccadilly, District) in close proximity.

- Two double bedrooms
- En suite shower room
- Family bathroom
- Period building
- High ceilings
- Caretaker
- Direct access to communal gardens

TERMS

(As agreed by our client)

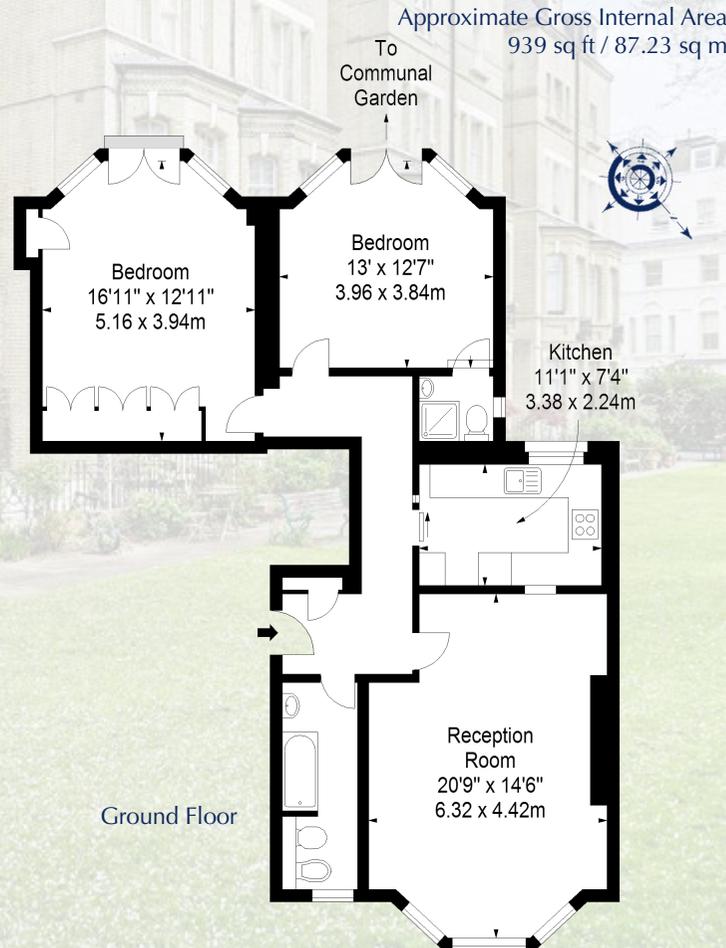
Tenure 143 year lease (56 year lease currently being extended by the owners)

Service Charge £3,796 per annum (to include central heating)

Ground Rent £100 per annum

Local Authority The Royal Borough of Kensington & Chelsea

Asking Price £1,500,000



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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.