

GUNTER GROVE

CHELSEA SW10

FARRAR



This is a very light and generously proportioned one bedroom raised ground floor flat with the benefit of the two principal rooms interconnecting. This allows an the occupant the choice of treating the flat as an open plan studio in the daytime, if desired, which also allows the dual east west aspect to be enjoyed. The flat is currently let and has made an excellent rental investment for our Client.

Gunter Grove runs north between Kings Road and Fulham Road and benefits from easy access to excellent busy links to Sloane Square and Fulham Broadway. There are also a good array of local shops and restaurants in the immediate area.

- Period building
- Ground floor
- High ceilings
- Underfloor heating

TERMS

(As agreed by our client)

Tenure Leasehold: 99 years remaining

Service Charge £1,280 per annum

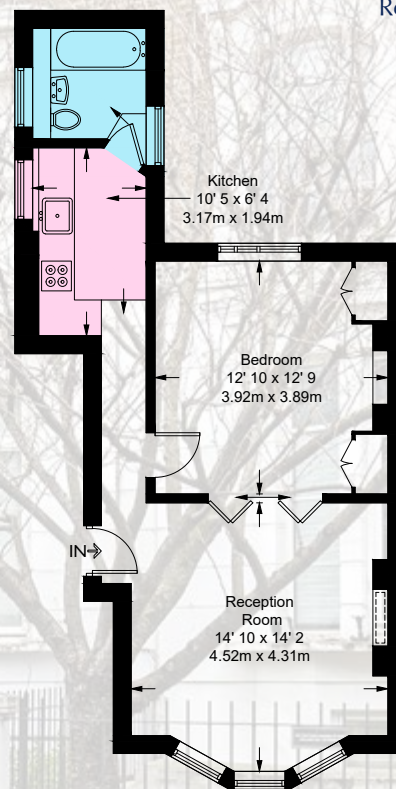
Ground Rent £10 per annum

Local Authority The Royal Borough of Kensington & Chelsea

Asking Price £545,000



Approximate Gross Internal Area
505 sq ft / 46.9 sq m
Reduced Headroom
1 sq ft / 0.1 sq m



Ground Floor

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020 7244 4444
www.farrar.co.uk

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.