ELM PARK GARDENS

CHELSEA SW10

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Positioned on the 4th floor (with lift) of this post war well managed building, this 48 year leasehold flat is presented in good condition throughout and has a large kitchen and excellent storage space.

With the benefit of a new lift to the building, the flat would make a most comfortable central London base or pied a terre. Of further note, residents have ownership of a ground floor storage locker and there is also access to the well tended communal gardens and the possibility of renting an underground parking space.

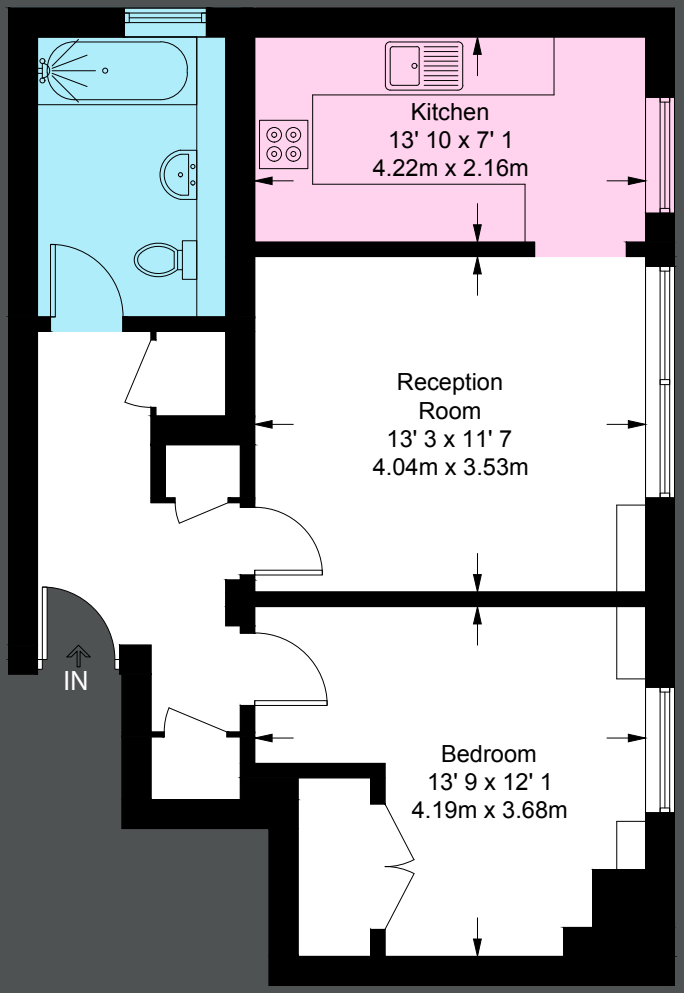
Elm Park Gardens is ideally situated between the King's Road and Fulham Road. South Kensington, Gloucester Road and Sloane Square Tube stations are all within walking distance.

Amenities

Reception Room | Kitchen
Bedroom | Bathroom | Entrance Hall
Lift | Communal Gardens | Storage Locker
Communal Central Heating

Approximate Gross Internal Area

598 sq ft / 55.6 sq m



Fourth Floor

TERMS

Tenure: Leasehold 48 Years Remaining
Service Charge: £2,750 per annum approx. (to include central heating) reviewed annually
Ground Rent: £10 (to be reviewed as per the terms of the lease available on request)
Council Tax Band: E
Local Authority: The Royal Borough of Kensington & Chelsea
Asking Price: £445,000

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.

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