ELM PARK GARDENS

CHELSEA SW10

FARRAR

A newly refurbished ground-floor flat on Elm Park Gardens, offering well-proportioned accommodation and the rare benefit of both a private garden and direct access to the communal gardens.

The flat has two generously sized double bedrooms, each with ample space for storage together with a generous kitchen with plenty of room for a dining area. The reception space opens directly onto the private garden creating a particularly attractive extension of the living space and offering lovely green views.

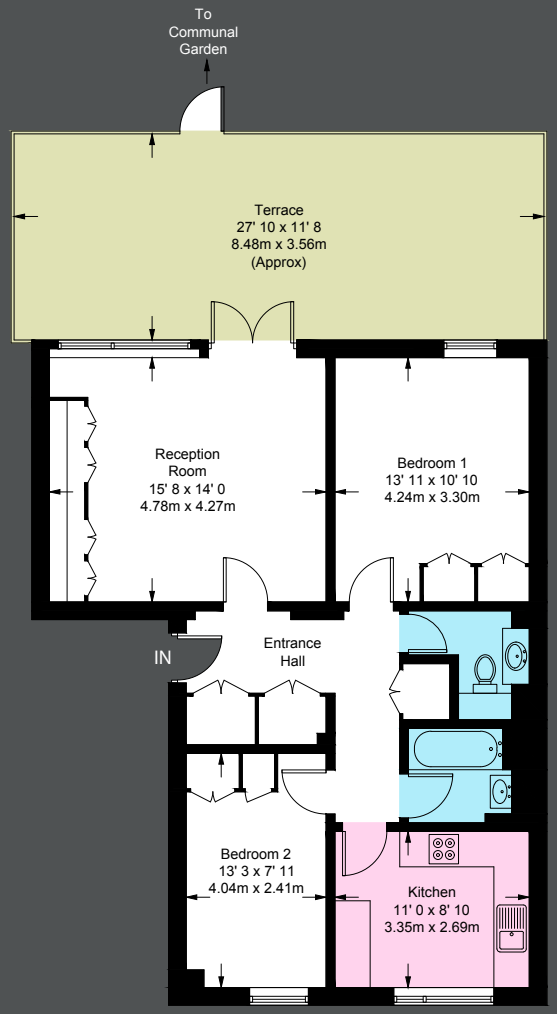
A well-balanced and quietly positioned property, combining the ease of ground-floor living with excellent outside space and access to the wider communal gardens. The flat also boast a caretaker and a storage locker for extra storage space.

Accommodation

Newly refurbished | Two Double bedrooms
Two Bathrooms | Eat-in kitchen
Private garden | Direct access to communal gardens
Caretaker | Storage locker

Approximate Gross Internal Area

808 sq ft / 75.1 sq m



Ground Floor

TERMS

Tenure: Leasehold - 189 years from 25th March 1974, 138 years remaining
Service Charge: £3,860.76 per annum (reviewed annually)
Ground Rent: Peppercorn (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: £895,000

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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