IFIELD ROAD
CHELSEA SW10
FARRAR

An excellent two-bedroom maisonette entered at first floor level and situated over the second and third floor, featuring spacious and well presented accommodation, including a stunning roof terrace with open views over Brompton Cemetery.

Approached via immaculate common parts, with a recently installed and completely bespoke kitchen/ breakfast room, including a stunning specification and high-end appliances, an early viewing is strongly recommended. The kitchen also enjoys a leafy westerly aspect. There are two double bedrooms, one with an en suite bathroom and second shower room. Our client has also informed us that planning consent has been obtained on the 28th November 2022, to create an additional room where the terrace is currently positioned and then to replicate the terrace directly above this new room. The planning consent lasts for three years from grant.

Ifield Road is a very quiet street and this flat is positioned at the southern end just off Fulham Road offering a wide selection of shops, bars and restaurants and is also within close proximity of Earls Court and Fulham Broadway. The nearest underground station is Fulham Broadway (District Line).

Accommodation

Reception Room | Kitchen
Entrance Hall | Roof Terrace
Master Bedroom | Shower Room
Further Double Bedroom | Bathroom

Approximate Gross Internal Area

862 sq ft / 80.1 sq m

TERMS

Tenure: Leashold, 995 years remaining
Service Charge: Contribution to Buildings Insurance (reviewed annually)
Council Tax Band: F
Local Authority: The Royal Borough of Kensington & Chelsea
Asking Price: £1,000,000

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
020 7244 4444
www.farrar.co.uk