PARK WALK
CHELSEA SW10
FARRAR

# An elegant Victorian mansion flat in the heart of Chelsea.

This is a very sensibly proportioned two double bedroom first floor flat extending to 1,037 Sq. Ft. The flat is offered with a new 125 year lease and benefits from having a large en suite bathroom as well as a full further bathroom with separate shower. The reception room has wooden flooring and a lovely bay window facing towards Park Walk.

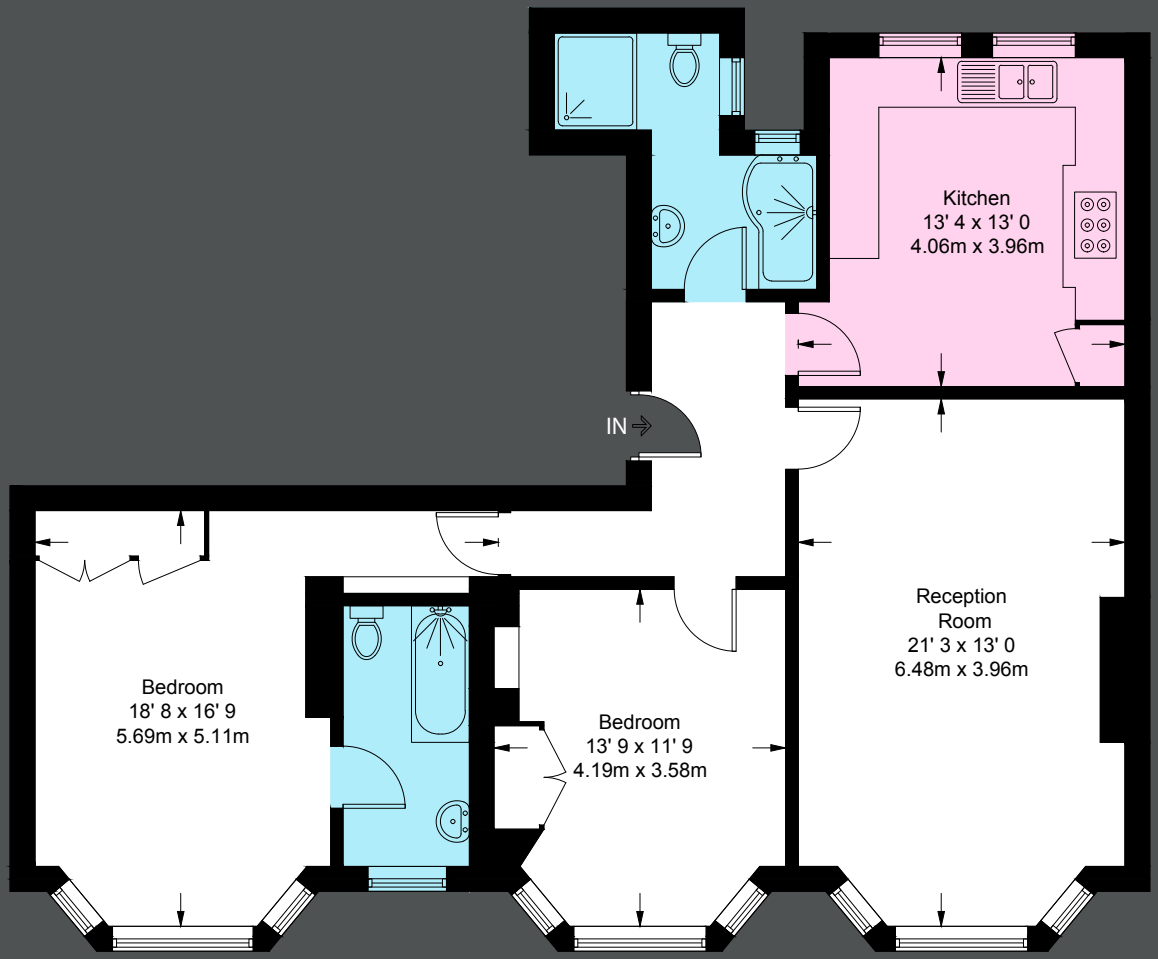
Subject to the usual consents it may be possible to create an opening to the unusually large kitchen/breakfast room. Stanley Mansions is a very well maintained small Victorian mansion building positioned just south of the Fulham Road, enjoying easy proximity to an excellent range of local shops and restaurants.

## Accommodation

Reception Room | Large Kitchen/Dining Room
Master bedroom | Ensuite Bathroom
Second Double Bedroom | Family Bathroom
Entrance Hall

## Approximate Gross Internal Area

1,037 sq ft / 96.3 sq m




First Floor

## TERMS

Tenure: Leasehold 125 years
Service Charge: £3,807.9 per annum (reviewed annually)
Ground Rent: Peppercorn (to be reviewed as per the terms of the lease available on request)
Council Tax Band: F
Local Authority: The Royal Borough of Kensington & Chelsea
Asking Price: £1,295,000

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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