

Grenville Place, SW7

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Very spacious lower ground floor flat with a wonderful wide corridor/study area. Good size patio and a generous cellar.

- No onward chain
- Great storage
- Outside space
- Own front door



Tremendous lower ground floor flat with architectural lighting and a contemporary finish this would make a superb pied à terre. 2 large double bedrooms with good fitted cupboards. Master bedroom with ensuite shower room and a second double bedroom and full bathroom. The flat has its own entrance down from the street and once you open the door to the flat there is a fabulous wide corridor which lends itself to be used as a study or dining area and could be enhanced with display cabinets or shelving.

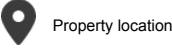
Wooden flooring in the hallway and a large reception room with a high ceiling and full length windows and a glass door to the spacious enclosed patio area. The is a great location being only a short walk to Gloucester Road underground station with Piccadilly, District and Circle line trains.

This flat has great potential and is well worth investigating.

Tenure: Leasehold
 Council Tax Band: F
 Local Authority: Kensington and Chelsea
 Years Remaining: 93 Years
 Service Charge: £4800 Annually
 Ground Rent: Peppercorn



LOCATION



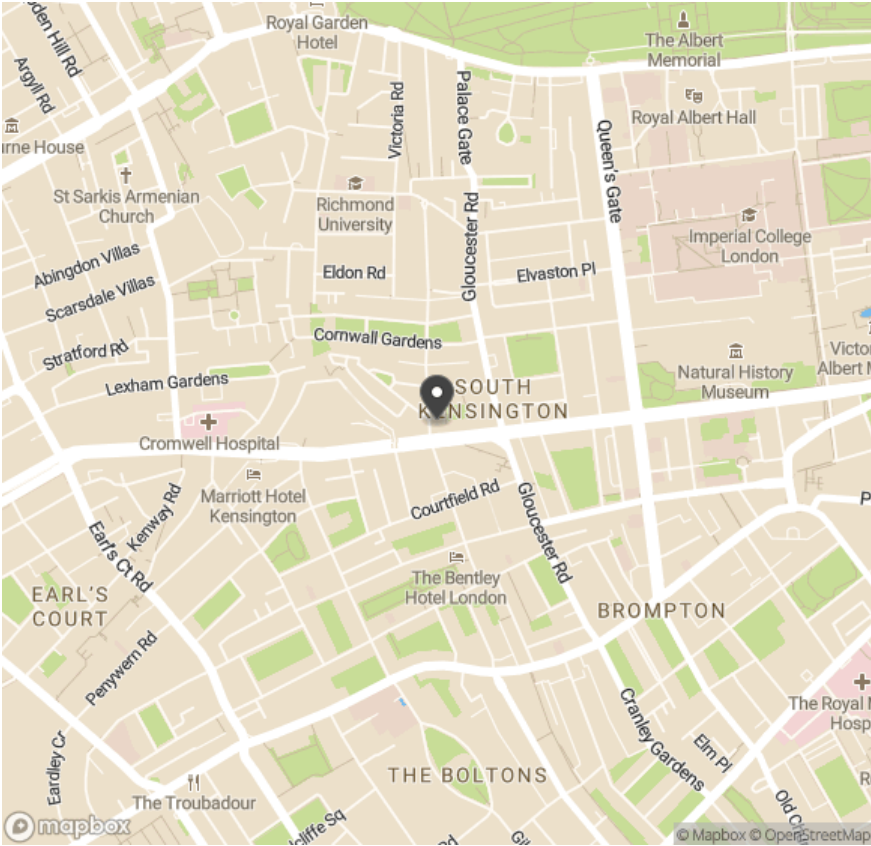
ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: 73

Potential: 80

FLOOR PLAN

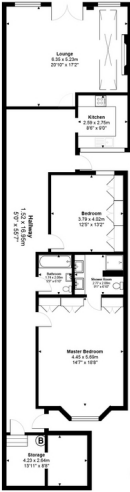
1526 sq ft (141 sq m)



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Approximate Gross Internal Area:
1,526 sq ft / 141.8 sq m



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