



Ashburnham Road, London, SW10

This well-presented home is located on the third floor of a beautifully maintained, gated period building in Chelsea with a lift and caretaker/porter.

The main hallway opens onto a generous kitchen with excellent storage and a utility space. An impressive, south-west facing dining and reception room features incredible natural light and two entrances onto the private balcony running the full length of the space.

Two well-appointed double bedrooms include built-in storage and the third room benefits from an en-suite. A second, modern shower room can also be accessed via the main hallway.

Residents parking is available on a first come first serve basis and the immaculate communal areas have been recently renovated to a high standard with an updated passenger lift and internal redecoration.

Situated in the Royal Borough of Kensington and Chelsea, just off the King's Road and moments from the River, transport links can be found at Imperial Wharf Station (Overground/Southern), Fulham Broadway (District Line) and the Riverboat service is located at Chelsea Harbour (35 mins to the City).

Viewings by appointment only.

- Share of freehold
- Includes lift and a porter
- Private double length balcony
- Gated residents parking available
- Generous kitchen
- Viewings highly recommended
- Service charge £3546 p/a

Asking price £1,350,000

Ashburnham Mansions, SW10 0PB

Approx Gross Internal Area 1298 sq ft / 120.64 sq m
 Balcony Area 89 sq ft / 8.36 sq m
 Total Area 1388 sq ft / 129 sq m

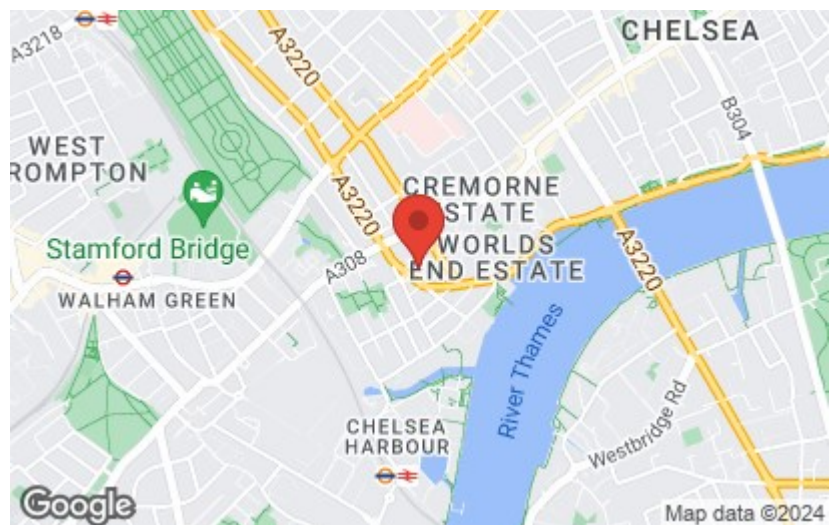


Third Floor

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|---------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 75 | 82 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

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