

Established 1920

CORRESPONDENCE TO:
SUITE 15, 28 OLD BROMPTON ROAD
SOUTH KENSINGTON
LONDON SW7 3SS




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IMPORTANT NOTICE:

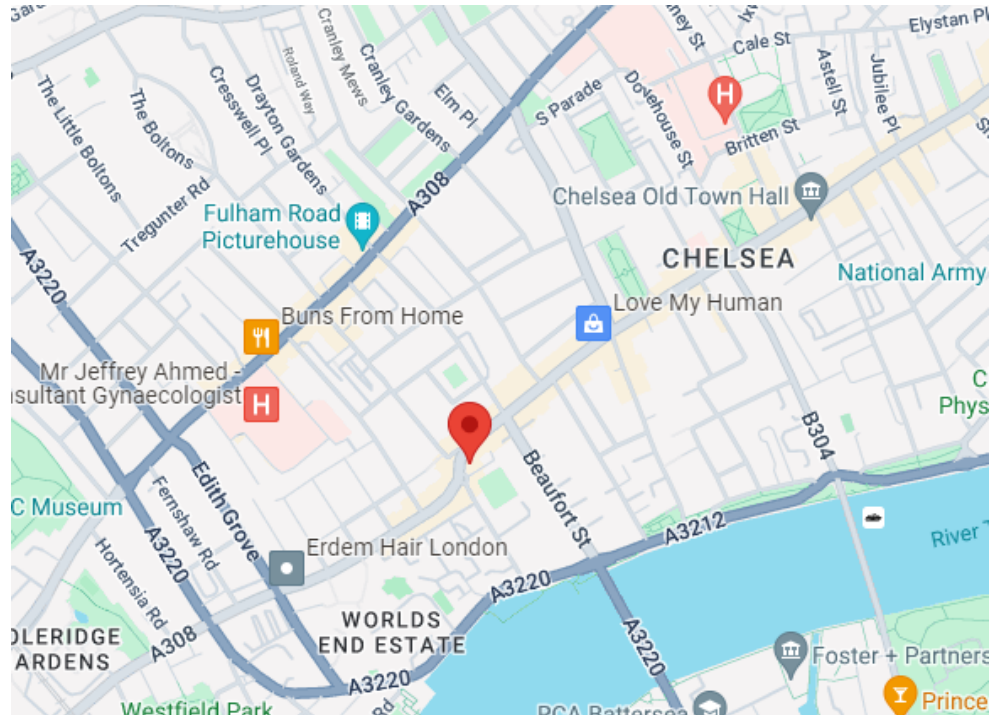
THESE PARTICULARS HAVE BEEN PREPARED TO PROVIDE A GENERAL GUIDE ONLY, AS SUCH THEY ARE NOT INTENDED TO CONSTITUTE PART OF AN OFFER OR CONTRACT AND MUST BE READ IN CONJUNCTION WITH THE 'EXPLANATORY NOTES' ON THE LAST PAGE

<u>ADDRESS</u>	KING'S RD SW3
<u>BUILDING</u>	
<u>DESCRIPTION</u>	<p>A bright well-proportioned sixth floor flat (525sqft) with stunning South West far reaching views in a modern, purpose build block, with lift and porter.</p> <p>This recently refurbished property has been cleverly designed to maximise storage throughout and consists of a large reception room with semi-open plan kitchen with breakfast bar, double bedroom, spacious hallway and a modern walk-in shower room.</p> <p>Additional benefits include under floor heating, wood floors throughout (except bedroom), a large basement storage unit and private off-street parking.</p> <p>This property would make an ideal pied-a-terre, rental investment or first home in London.</p>
<u>FEATURES</u>	<p>* Semi-open plan kitchen with Breakfast bar * * Southwest Facing Far-Reaching Views * * Double Glazing * Under Floor Heating * Wooden floors* * Excellent internal storage and Large External Storage Unit * * Off-Street Parking * Porter *</p>
<u>GUIDE PRICE</u>	<p>£645,000 - Leasehold SUBJECT TO CONTRACT</p>



LOCATION

Situated on the King’s Road this property is perfectly located for the best shopping, bars and restaurants that Chelsea has to offer. The closest tube stations are South Kensington, Gloucester Road and Fulham Broadway (all approx. 20 mins walk) or alternatively there are numerous buses connecting you to Sloane Square to the East and Putney to the West.



LEASEHOLD

LEASE:
125 years (less 10 days) from 22nd May 1986
Approx 87 years remaining

Service Charge: £1133.98 half yearly
Reserve Fund £312.50 half yearly
Ground Rent: £125 per annum fixed

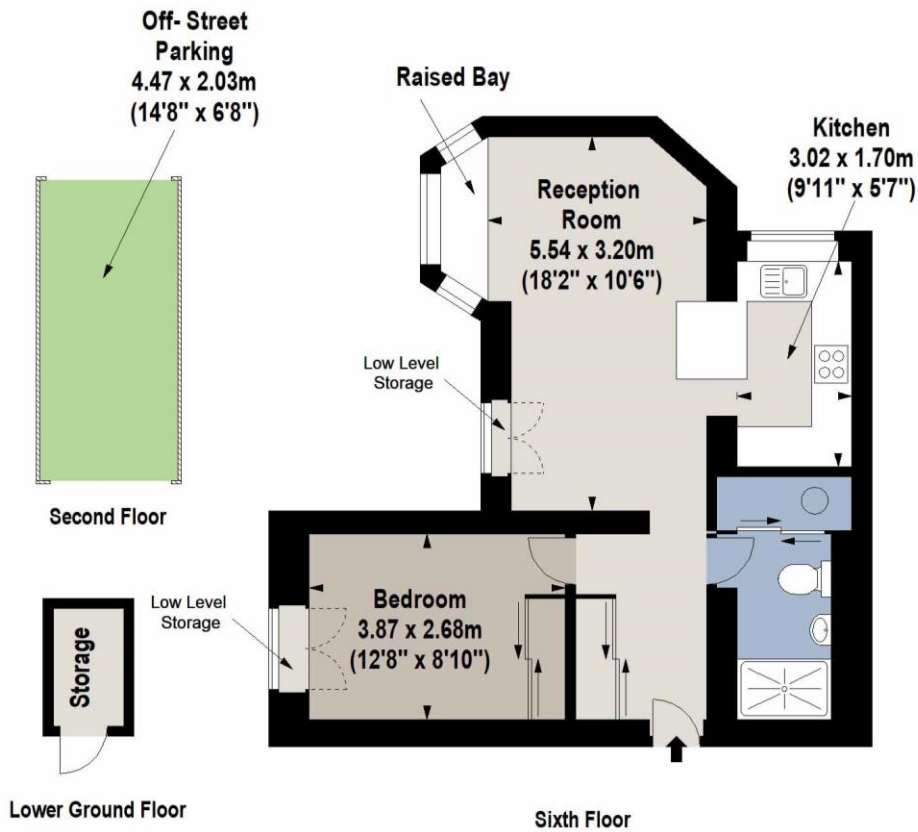
VIEWING

Strictly by appointment with Ruck & Ruck.

PRICE

£645,000 Subject to Contract
LEASEHOLD



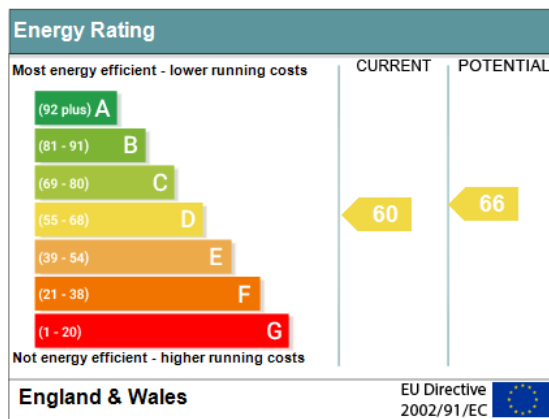


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King's Road, SW3

Approx. Gross Internal Area
48.77 Sq M - 525 Sq Ft



6th Floor

King's Rd SW3

This plan is provided for identification purposes only and is not necessarily to scale, therefore should not be relied upon for any other purpose.

EXPLANATORY NOTES

IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISDESCRIPTIONS ACT 1991 & SUBSEQUENT AMENDMENTS, RUCK & RUCK GIVE NOTICE TO ANYONE READING THESE PARTICULARS THAT: -

DESCRIPTIONS:	Inevitably these are subjective, and the descriptions given for this property are used in good faith as the opinion of the author at the time of their inspection and should not be taken as a statement of fact. If any matters are relevant to your interest in these premises you should have them verified before proceeding.
PHOTOGRAPHS:	When provided, they only show part of the property at the time they were taken and it should not be assumed that the property has remained the same or that other parts of the property are necessarily similar.
PLANS:	These where provided are given for identification purposes only and are not necessarily to scale, therefore should not be relied upon for any other purpose.
MEASUREMENTS: (AREAS)	These are approximate and given ONLY as a guide, therefore should not be relied upon as being precise. If any measurement is important to your requirements, you should have it checked before proceeding.
APPLIANCES:	SERVICES, EQUIPMENT, FIREPLACES & CENTRAL HEATING have not been tested by this firm unless stated otherwise in a Contract of Sale or Inventory. Therefore, it should not be assumed they comply with current safety requirements or are in working order. Interested parties are advised to have this done by qualified technicians.
FIXTURES & FITTINGS:	It should not be assumed that any fixtures, fittings or furniture shown in this property are included in the sale or letting unless specifically stated in these details, or separate Inventory or Contract.
PLANNING:	Where any alterations have been carried out, whether referred to or not in these details, or a particular use is made of any part of the property it should not be assumed that any necessary Landlord, Planning, Building Regulations or other consents have been obtained and interested parties should have these matters verified by their solicitors.
PRICE GUIDE:	The figures quoted in these particulars have been provided by the Vendor/Landlord as a guide only and may be decreased or increased depending on any negotiations at the time an offer is made, and may in certain cases be subject to V.A.T.
VIEWING:	All prospective purchasers/tenants are accompanied when viewing properties offered through Ruck & Ruck, therefore you should make a prior appointment with the negotiator handling your enquiry, to ensure they are available to accompany you when you wish to make an inspection, having discussed with them any particular points about the property which would affect your interest, especially if you are travelling any distance.
STRUCTURAL CONDITION:	Ruck & Ruck has not carried out a structural survey of this property and nothing in these particulars shall be deemed as a statement that the property is in good condition or otherwise and interested parties must satisfy themselves by inspection or otherwise.
LEASE & SERVICE CHARGES:	When Ruck & Ruck are the main agent instructed by a Vendor/Landlord we will usually have an 'Information File' with details of the lease & service charges which should be inspected at this office by prior appointment before an offer is made.
MAKING AN OFFER:	All offers should be made in writing to include the name and address of the solicitor who will be acting for the purchaser or tenant.
WARRANTY:	No employee of Ruck & Ruck (or their joint agents where applicable) has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to this property.
ALL NEGOTIATIONS SUBJECT TO CONTRACT FORMAL LEASE OR TENANCY AGREEMENT AS APPLICABLE	