

Alexanders



Callow Street
London

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- Superbly presented garden flat
- Beautifully presented end terrace
- Adjacent to mews
- Own front door and private rear access
- Two double bedrooms
- Two bathrooms
- Living/dining kitchen with central island
- Private courtyard garden huge potential
- 130 years lease remaining

EPC Rating D (73) / Council Tax K&C Band G

General Description
A really bright and inviting lower ground floor garden flat presented in excellent, tasteful decorative order and having the advantage of being end terrace and therefore having its two own entrances either via Callow Street or the rear garden door via Henniker Mews.

The open plan living/ dining space allows natural light to flood in and features a shaker style kitchen with marble work surfaces, integral appliances including gas hob, fan assisted oven, dishwasher and large fridge/freezer and large central island. The fitted seating area maximises dining space with an attractive fireplace with gas fire and marble mantle surround.

There is a small entrance hall with useful recessed cupboard housing a washing machine and dryer (available by separate negotiation).

Both double bedrooms look out onto the courtyard garden and offer extensive built in wardrobes, shelving and storage. There are two bathrooms, one with full size bath the other with a large walk in 'wet-room' shower. Both have wash hand basin's and w.c's.

There are fitted blinds to all windows with premium solid limed oak flooring to the reception area and bedrooms.

Outside the courtyard garden offers huge potential, with steel staircase that allows access and egress from Henniker Mews. There is also further useful outside storage.

There is no upward chain with this property.





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Accommodation Summary

Lower Ground floor: Entrance hall, open plan living /dining kitchen, two double bedrooms, two bathrooms

Outside: Courtyard garden with access to Henniker Mews

Location

Callow Street is in amongst some of the most desirable and renowned streets in this area which is known as being a great area to live. With Fulham road on your doorstep and The Kings Road being within a few minutes walking distance.

Both Gloucester Road and South Kensington tube stations are within 15 minutes walking distance.

Viewings

Viewing strictly by appointment only via sole selling agent - Alexanders

Tenure

Leasehold - For details of the leasehold, including the length of lease, annual service charge and ground rent, please contact the agent.

Services

We are advised that mains gas, electricity, water and drainage are connected and gas fired central heating via a Bosch Worcester combination boiler.

Local Authority

The Royal Borough of Kensington and Chelsea - www.rbkc.gov.uk

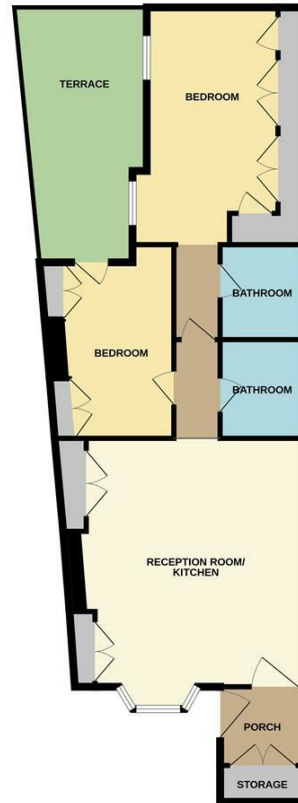
Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. Money Laundering Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.





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TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Telephone Sales: 01664 896332
 Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.
 Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
 General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

