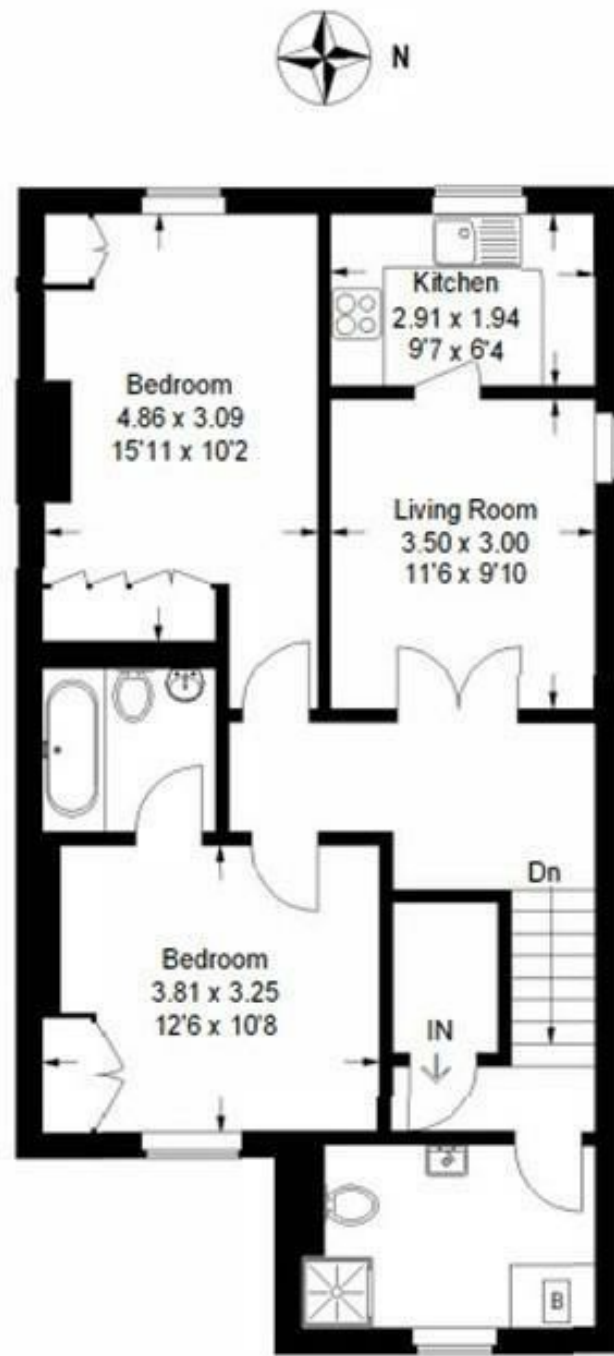


Approximate Gross Internal Area = 74 sq m / 805 sq ft



Fourth Floor

Illustration for identification purposes only.
Measurements are approximate, not to scale.



**Flat 5, 49 Elvaston Place,
London, SW7 5NP**

**Guide Price £945,000 Share of
Freehold**

A delightful 2 double bedroom top floor flat with double aspect views. The flat benefits from solid Oak flooring throughout and ample storage. Elvaston Place is ideally located for restaurants, shops, amenities and transport facilities of Gloucester Road and South Kensington underground tube stations are a short walk away. Hyde Park is also located nearby. BAND G

- Two Bedrooms
- Living Room
- Approx 805 Sq Ft
- Two Bathrooms (one En Suite)
- Kitchen
- Share of Freehold

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

020 7581 0154

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South Kensington Sales, 38-40 Gloucester Road, South Kensington, London, SW7 4QT


Location



Description



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.



Fuller Gilbert
& Company

