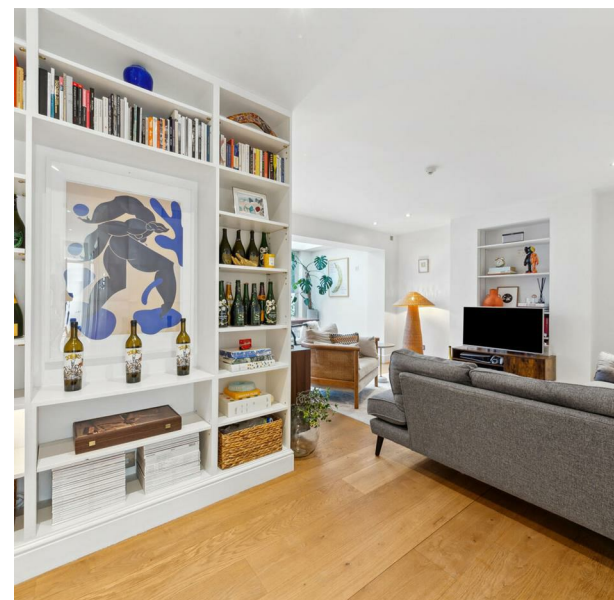


89A FLOOD STREET, CHELSEA, LONDON, SW3 5TB

£800,000

COUNCIL TAX BAND: E

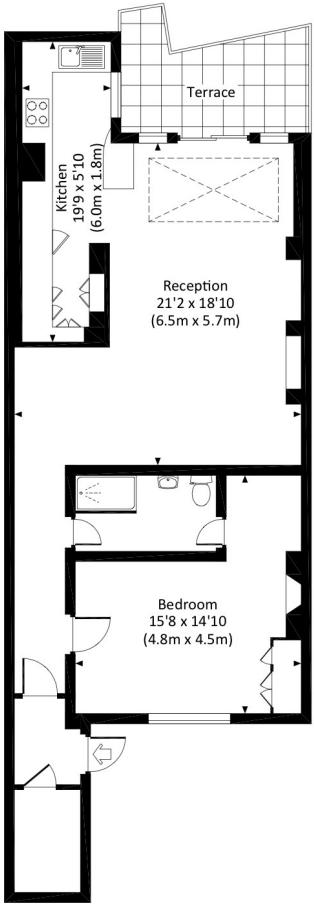
TRISPENS



A VERY LARGE AND SMART ONE BEDROOM PROPERTY IN EXCELLENT DECORATIVE ORDER SET IN THE HEART OF CHELSEA. FEATURING A MODERN SHOWER ROOM AND GOOD SIZED KITCHEN WITH BREAKFAST BAR, AND A PRETTY LITTLE PATIO TO THE REAR. THERE IS A LARGE BEDROOM WITH FITTED WARDROBES. THE PROPERTY HAS AIR CONDITIONING AND A SEPARATE UTILITY ROOM WITH MIELE WASHER AND SEPARATE MIELE TUMBLE DRYER. THIS IS BEING SOLD WITH A SHARE OF THE FREEHOLD AND AN UNDERLYING LEASE OF WELL IN EXCESS OF NINE-HUNDRED YEARS. FLOOD STREET IS A PEACEFUL STREET, EXCELLENTLY LOCATED JUST OFF THE KINGS ROAD IN THE VERY HEART OF CHELSEA. YOU ARE A MOMENT'S WALK FROM A WORLD BEATING ARRAY OF PLACES TO EAT, SHOP, DINE OR DANCE. ARGUABLY LONDON'S MOST BEAUTIFUL PARK, BATTERSEA PARK, IT'S JUST A SHORT WALK ACROSS THE ALBERT BRIDGE. MEANWHILE YOUR CLOSEST TUBE STATION IS SLOANE SQUARE (DISTRICT LINE) AND FOR ALL THE DRIVER THE A4 IS JUST A SHORT HOP TO GET OUT OF LONDON.

FLOOD STREET, SW3

Approx. gross internal area
786 Sq Ft. / 73.0 Sq M.



LOWER GROUND FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2018 www.dowlingjones.com 020 7630 9933

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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	50	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		