



**Barker Street London SW10**

## ***Welcome to*** **Barker Street, London**

This is fantastic one bedroom apartment in a beautiful period building, located in the heart of Chelsea. The property is in a great condition throughout with original period features and it is flooded with natural light. The well-proportioned layout maximises the space, giving the apartment a bright, spacious feel. It comprises of a large open plan living space with room for dining and distinct area with a well equipped kitchen and inbuilt appliances. There is generous master bedroom with inbuilt storage at the rear of the building and a further partitioned bedroom/study at the front. The family bathroom features a modern neutral suite with a bathtub and overhead shower. There is also an additional demised storage on the half landing.

Barker Street is on the doorstep of all local amenities Chelsea has to offer, as well as a stone's throw to the River Thames. Hollywood Road's exclusive Brinkleys is round the corner, with Marks & Spencers, Sainsbury's and Tesco's on the same road. The nearest underground stations are Earls Court which is 0.7 miles (Piccadilly and District Lines), Gloucester Road Station is 0.9 miles (Circle, District and Piccadilly Lines) and Fulham Broadway is 0.6 miles (District Line).







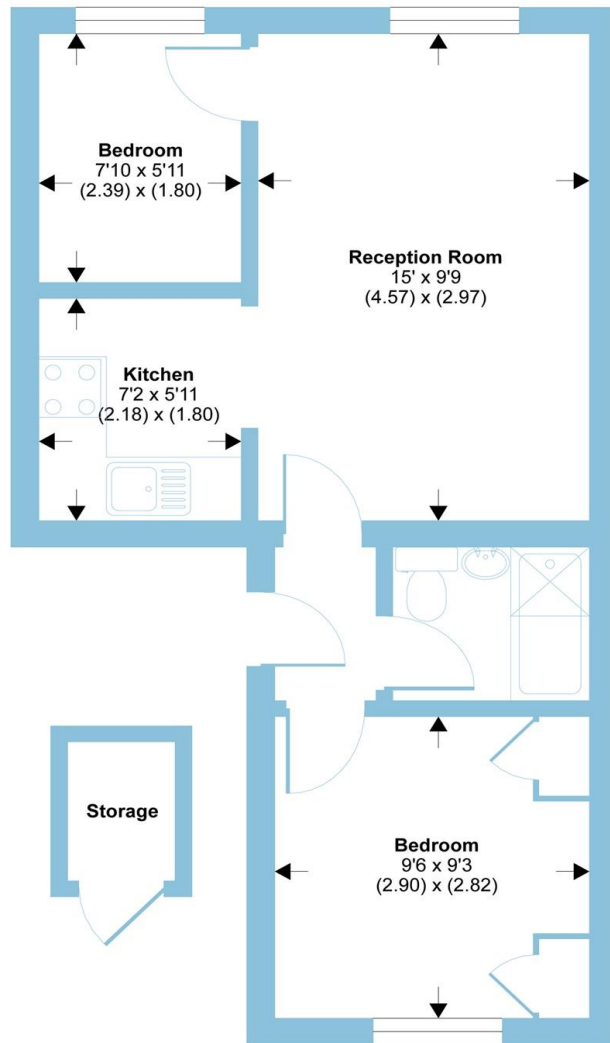
## Barker Street, London, SW10

Approximate Area = 409 sq ft / 38 sq m

Storage = 12 sq ft / 1.1 sq m

Total = 421 sq ft / 39.1 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Barnard Marcus. REF: 737729

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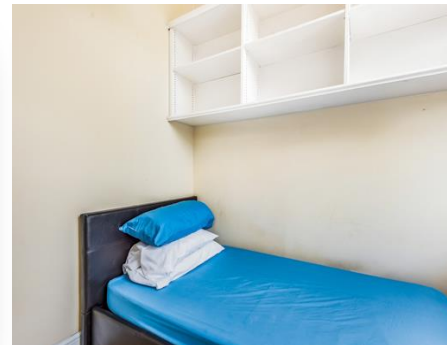
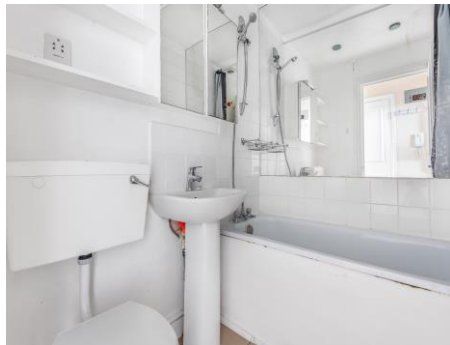
## Welcome to

### Barker Street, London

- Great conditions throughout
- Open plan living
- Fantastic location
- Separate storage room

Tenure: Leasehold EPC Rating: E

# £525,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
ECT104004 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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