



Swan Court
Chelsea Manor Street, SW3



CHESTERTONS





An excellent opportunity to purchase this beautifully presented two bedroom duplex apartment in superb condition, situated within a popular portered block just off the King's Road.

The flat is exceptionally bright and presented in good decorative order throughout with well-balanced accommodation comprising of: a good sized and beautifully presented, open plan reception room and kitchen on the ground floor with a generous master bedroom, second bedroom and family bathroom on the first floor.

Swan Court is a highly regarded mansion block in the heart of Chelsea conveniently located for the local Waitrose, independent boutiques, cafes and restaurants. Sloane Square Underground Station (District & Circle Lines) provides the nearest transport links.

- Open plan living space
- Modern kitchen
- Two double bedrooms
- Modern bathroom
- 24 hour porter

Asking Price: £1,000,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C	69	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold (Expires: 24/12/2154)

Service Charge: £3875.50 p.a and £1560 reserve fund p.a

Ground Rent: Peppercorn (if demanded)

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax Band: F

Chestertons Chelsea Sales

31 Lowndes Street

Knightsbridge

London

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Swan Court, Chelsea Manor Street, SW3

Approximate gross internal area

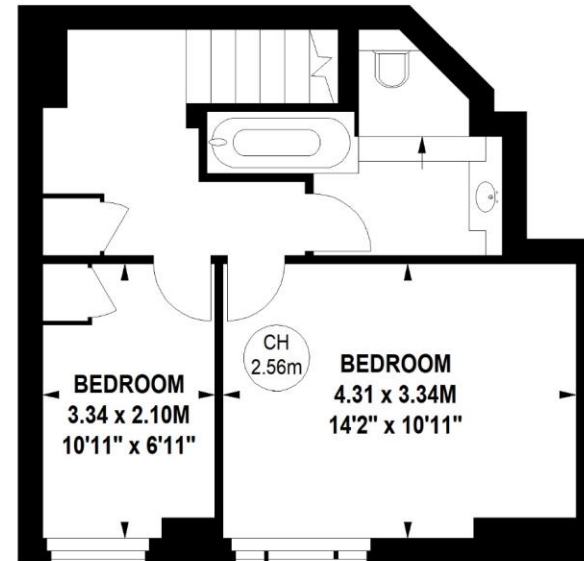
74.51 sq m / 802 sq ft



Key :
CH - Ceiling Height



Ground Floor



First Floor

**Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only**

