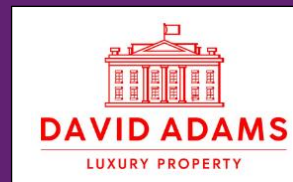




Swan Court  
Chelsea Manor Street, SW3



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: £950,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	69	79
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

SW1X 9HX

sales.chelsea@chestertons.co.uk

020 7594 4740

# Swan Court, Chelsea Manor Street, SW3

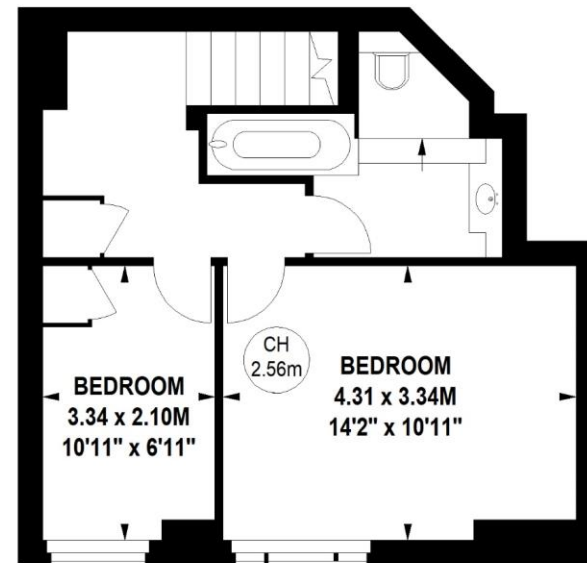
Approximate gross internal area

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**