



## ANN LANE, LONDON SW10 0BN

This extremely well-presented 3 bedroom flat in the heart of Chelsea is configured over two floors, with a very spacious reception room, a large kitchen/ dining room, and a bright, private south facing patio garden. The property is ideal as a full time home or London pied-a-terre, but would work equally well as a rental investment.

### Accommodation & Amenities

- 3 Bedrooms
- 1 Bathroom
- 1 Reception Room
- Kitchen
- 918 Approx Sq Ft
- Council Tax Band: E
- Service Charge: Approx £2700 PA
- Ground Rent: Approx £100 PA
- EPC Rating: D

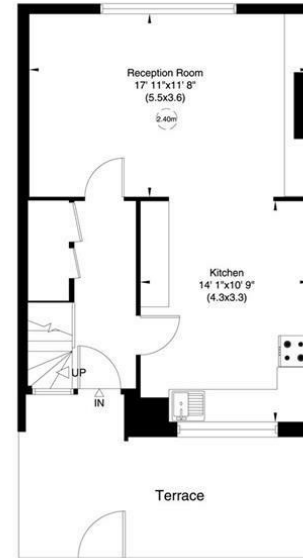
**£799,000**  
**Leasehold 125 years**

### 13 Ann Lane, SW10

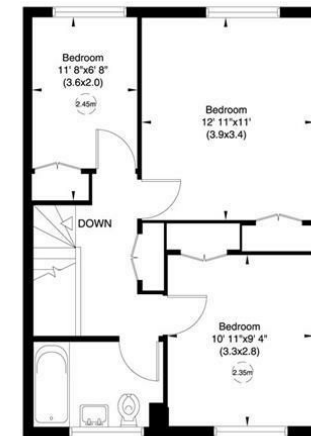
Gross internal area (approx.)  
85 Sq m (918 Sq ft)  
For identification only, Not to Scale



Floor Plan by **capitalgroup** 020 8671 7722



First Floor



Second 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 (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Approximate Gross Internal Area  
918.00 sq ft

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		





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