



Sumner Place  
South Kensington, SW7





A stunning three bedroom flat on the second floor this period conversion within one of South Kensington's finest addresses, Sumner Place, SW7.

The flat benefits from a beautiful reception room with an open-plan fitted kitchen, three bedrooms and two bathrooms (one en suite). The flat is furnished in a contemporary style and includes wood flooring in the living areas.

Sumner Place is very well placed for all of the many excellent local shops, bars and restaurants of South Kensington, with the Underground station close by which is serviced by the District, Circle and Piccadilly lines. The world famous shopping of Knightsbridge is also within the local area. For the motorist, there is easy access to the A4/M4 towards Heathrow and the West.

- Spacious flat finished in a contemporary style throughout
- Three bedrooms, two bathrooms (one en suite), reception room, open plan kitchen/dining area
- Wood flooring in the reception room
- Moments from South Kensington tube station and the surrounding amenities

**Offers in excess of £1,650,000**

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

**Tenure:** Leasehold - 115 years remaining

**Service Charge:** £812 paid quarterly (approx. £3,000 pa)

**Ground Rent:** Peppercorn

**Local Authority:** Royal Borough of Kensington and Chelsea

**Council Tax Band:** G

***Chestertons South Kensington Sales***

44-48 Old Brompton Road

London

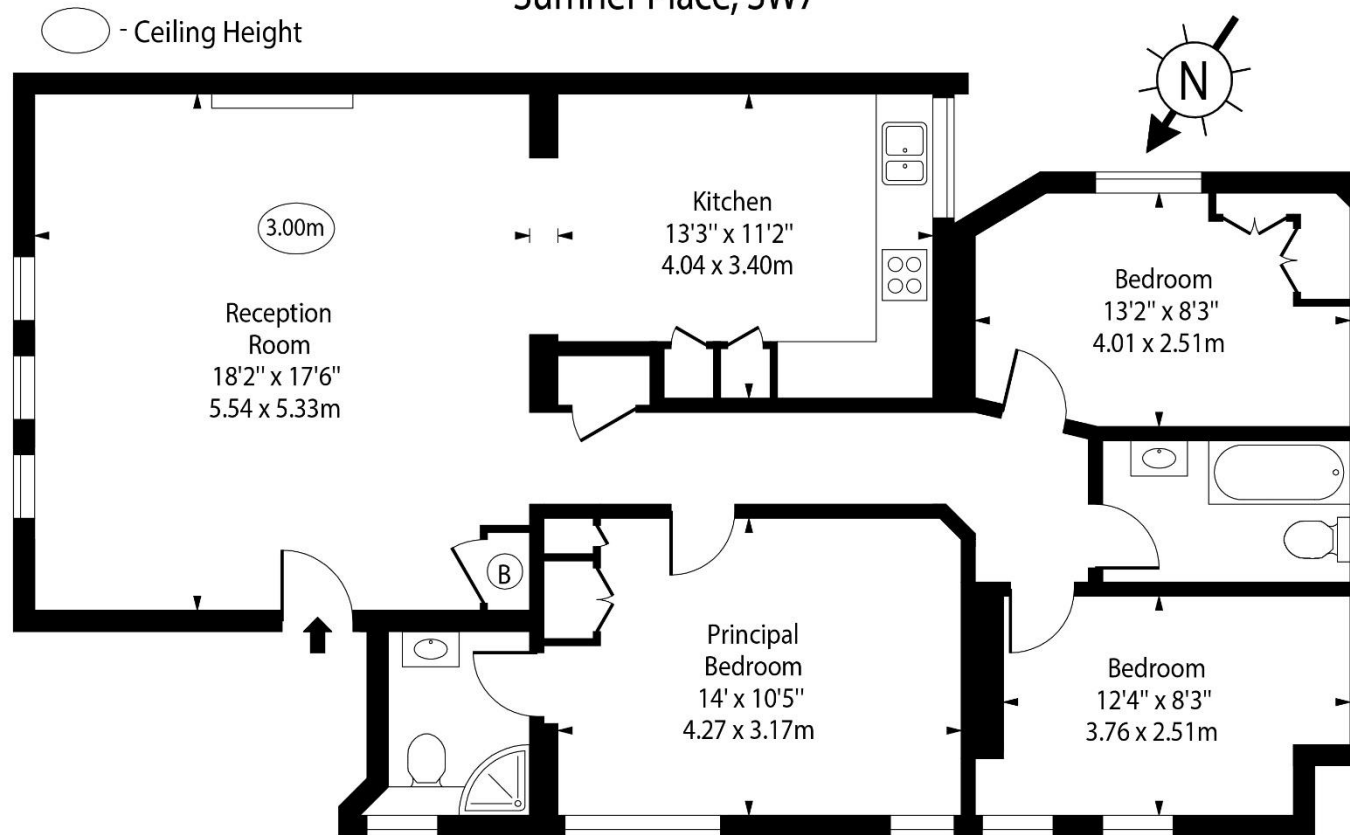
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## Sumner Place, SW7



### Second Floor

Approx Gross Internal Area 1044 Sq Ft - 97 Sq M

For Illustration Purposes Only - Not To Scale

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