



Cathcart Road
Chelsea, SW10

CHESTERTONS





A simply stunning one double bedroom luxury apartment boasting high end fixtures and fittings throughout as well as a private rear balcony

Occupying the raised ground floor and benefiting from high ceilings, the property comprises an elegant reception room that leads through to a stylish kitchen-breakfast room completed with marble work surfaces, bespoke joinery and Miele appliances as well as access to the balcony via double doors, which overlooks the landscaped garden to the rear. The double bedroom is finished with fitted wardrobes and there is a beautifully finished bathroom as well as plenty of storage.

In addition, the apartment benefits from white-oiled oak herringbone flooring, a share in the freehold and a peaceful setting.

Located on the easterly section of Cathcart Road, this wonderful apartment is located just moments from Hollywood Road and the Fulham Road giving easy access to the areas many shops, cafes and restaurants. There are excellent transport links, including the train stations of Earls Court, Gloucester Road and West Brompton as well as numerous bus routes.

- Raised ground floor apartment
- Private rear balcony
- Immaculate condition throughout
- One double bedroom
- Eat in kitchen
- Chain free

Asking Price £1,200,000

Energy Efficiency Rating		
	Current	Potential
95-100 A		
81-94 B		
69-80 C	74	81
55-68 D		
49-54 E		
41-45 F		
35-39 G		

Not energy efficient - higher running costs

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

Tenure: Share of Freehold - 991 years remaining

Service Charge: £2,620 p.a. (Includes contribution to reserve fund)

Ground Rent: Tbc

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: E

Chestertons South Kensington Sales

44-48 Old Brompton Road

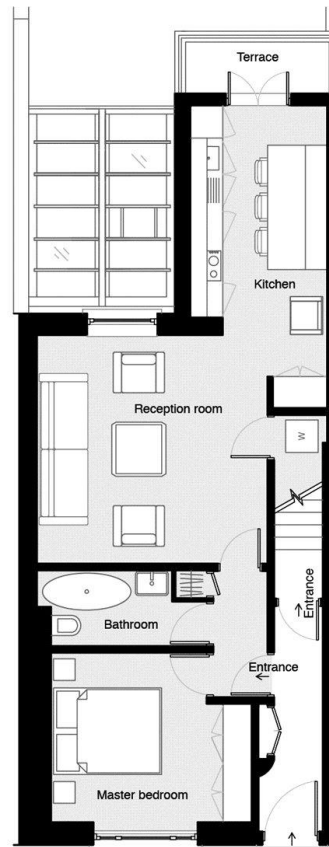
London

SW7 3DY

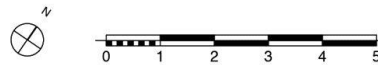
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38 Cathcart Rd,
Ground Floor Flat



APPROX Sq ft 598 / Sq m 55

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