

## Elvaston Place

### South Kensington, SW7

Asking Price £550,000

A well presented and spacious apartment on a smart residential street in South Kensington.

Benefiting from a private entrance, the reception room has contemporary feel and is complete with wooden flooring and a large window and separated from the stylish kitchen by a handy breakfast bar. The separate sleeping area boasts fitted wardrobes and there is a modern bathroom.

Elvaston Place is ideally located for easy access to the many shops, restaurants and transport links of Gloucester Road and provides easy access to both South Kensington and Kensington as well as the green open spaces of Hyde Park.

**CHESTERTONS**

## Elvaston Place, SW7

Approximate gross internal area

48.40 sq m / 521 sq ft

(Excluding Store)

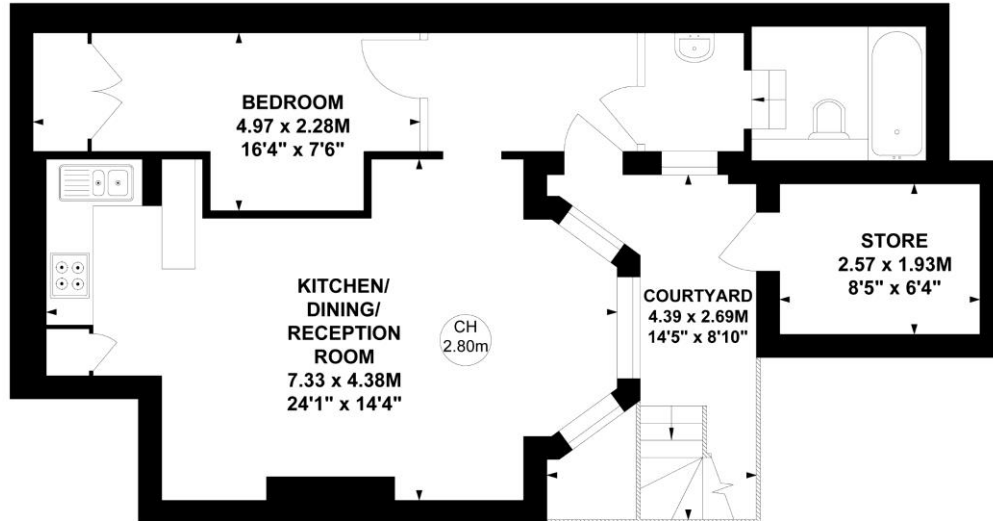
Store

4.96 sq m / 53 sq ft



Key :

CH - Ceiling Height



### Lower Ground 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

**Tenure:** Share of Freehold - 988 years remaining

**Service Charge:** £1,536 p.a.

**Ground Rent:** Peppercorn

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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		

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