



Coleridge Gardens  
King's Chelsea, SW10









An incredible four bedroom penthouse apartment arranged over the fifth and sixth floors of a well maintained building set within the beautiful grounds of the highly regarded King's Chelsea development.

This spacious and well balanced property comprises a vast living room with dining area and a sleek and modern open plan kitchen complete with island. There are three sets of double doors opening onto the top balcony. Below are four exceptionally generous double bedrooms each with built in storage and smart ensuite bathrooms. The master boasts his and hers walk in wardrobes and all rooms have doors opening onto the second wrap around balcony.

This rare and elegant apartment boasts an abundance of natural light, stunning roof top views from every angle and two underground car parking spaces. In addition there 24 hour concierge and security and access to the developments residents only gym, indoor swimming pool, steam room & sauna, tennis court and stunning communal gardens.

Kings Chelsea is positioned between Fulham Road to the North and Kings Road to the South and gives easy access to the areas many shops, restaurants, cafes and transport links including tube, bus and river boat.

- A secure gated development set amongst beautiful grounds spanning 7.5 acres
- Four bedrooms
- Two wrap around balconies
- Allocated Secure Underground Car Parking for two cars
- Lift access
- Air-conditioning
- Excellent condition throughout

**Asking Price £6,000,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
90-100	A		
81-89	B		
72-80	C	70	70
63-71	D		
54-62	E		
45-53	F		
35-44	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

**Tenure:** Leasehold - 974 years remaining

**Service Charge:** £35,332 p.a. (includes car park and storage unit)

**Ground Rent:** £350 p.a.

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** H

**Chestertons South Kensington Sales**

44-48 Old Brompton Road

London

SW7 3DY

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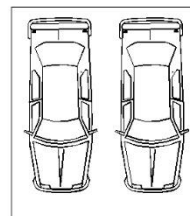
020 7589 1234

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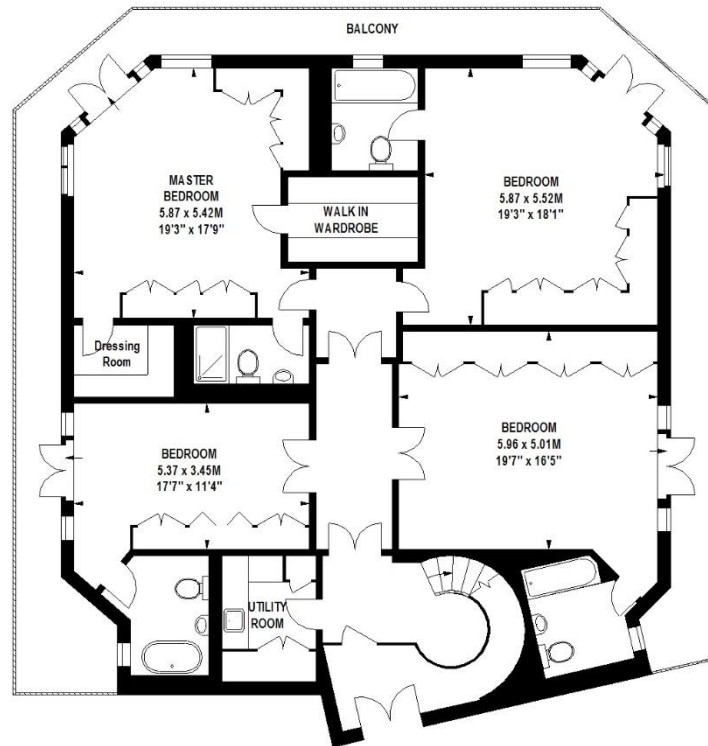
# Benham House, SW10

Approximate gross internal area  
3429 sq ft / 318.55 sq m

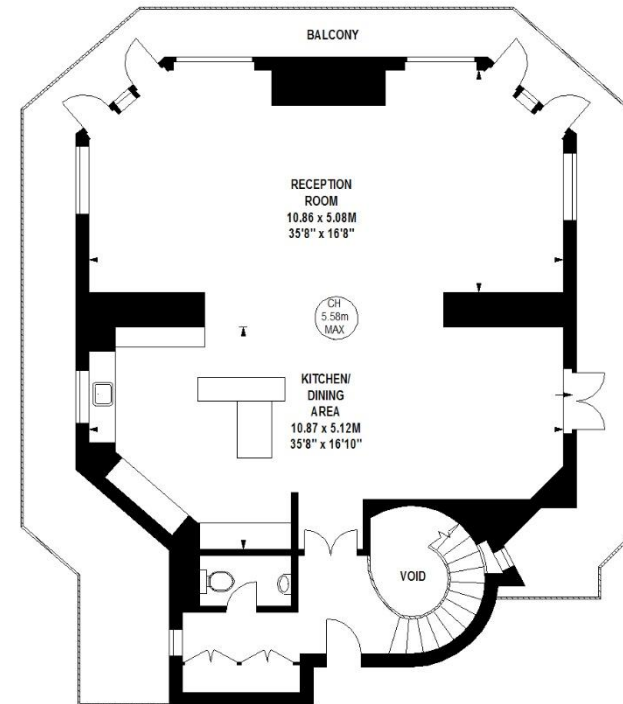
Key :  
CH - Ceiling Height



DOUBLE  
PARKING  
SPACE  
4.84 x 4.26M  
15'11" x 14'0"



Fifth Floor



Sixth Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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