



# Elvaston Place

South Kensington, SW7

Asking Price £1,450,000

A bright and spacious apartment in prime South Kensington address with lift access

Set within an elegant period building with lift access, this spacious apartment offers a fantastic opportunity to create a truly stunning, bespoke home in one of the area's most sought after locations.

The property benefits from wonderful proportions, high ceilings, and excellent configuration with the standout feature being spacious reception room, complete with high ceilings, large sash windows that flood the space with natural light and fireplace.. The separate kitchen is adjacent and well-appointed with integrated appliances.

There are two well-sized double bedrooms, the principal bedroom benefiting from a modern en-suite bathroom and fitted wardrobes, while a second well-maintained bathroom serves the rest of the apartment. Additional storage is cleverly integrated throughout.

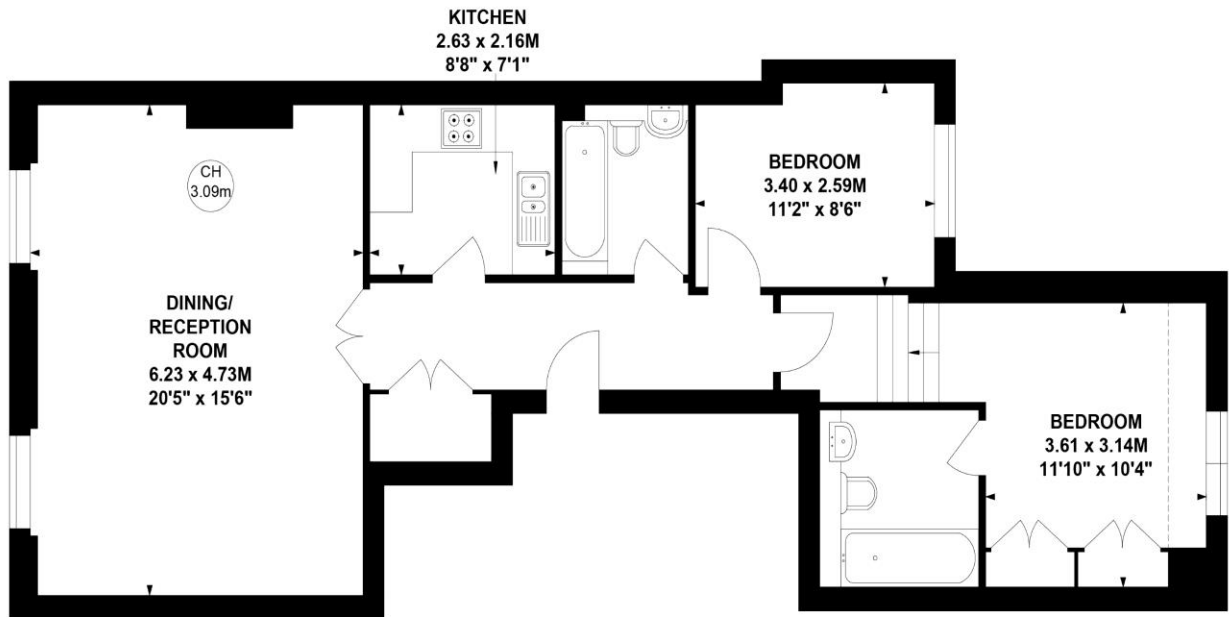
Elvaston Place is a wide, residential street running between Queens Gate and Gloucester Road and close proximity to excellent amenities and transport links of Gloucester Road and South Kensington and the green open spaces of Hyde Park

**CHESTERTONS**

## Elvaston Place, SW7

Approximate gross internal area  
81 sq m / 867 sq ft

Key :  
CH - Ceiling Height



Third 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, 88 years

**Service Charge:** £2741.94 Pa

**Ground Rent:** £300

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

**Council Tax Band:** G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Chestertons South Kensington Sales

44-48 Old Brompton Road

London

SW7 3DY

southkensington@chestertons.co.uk

020 7589 1234

chestertons.co.uk

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable