



Burnaby Street
Lots Village, Chelsea, SW10

CHESTERTONS





A delightful end of terrace upper maisonette with garden and roof terrace, set within the heart of Chelsea's charming Lots Village.

This beautifully kept property offers an abundance of character and light and is arranged over two floors with the addition of an attic room. The ground floor offers an inviting double reception room with high ceilings, large sash windows and a handsome feature fireplace, perfect for both entertaining and relaxing. To the rear sits a well-appointed modern kitchen leading directly onto a beautiful private, south-westerly garden, which further benefits from side access. A guest cloakroom completes this level.

On the first floor are three attractive bedrooms, one with an en suite bathroom, along with a separate family bathroom. The converted attic currently functions as a fourth bedroom and provides a versatile additional space, accessed via a fixed ladder.

A particular highlight is the wonderful roof terrace which offers a secluded retreat. Furthermore, there is an abundance of storage throughout the property.

Lots Village is located in the Royal borough of Kensington and Chelsea and ideally positioned for access to the many superb boutique shops, cafés, restaurants and bars of King's Road and the newly revitalised Chelsea Waterfront development. Transport links are excellent, with Imperial Wharf Overground station, regular bus services and access to the Uber Boat all within easy reach.

- End of terrace upper maisonette
- Three/ Four bedrooms, two bathrooms and guest WC
- Double reception
- Modern kitchen
- Rear garden and roof terrace
- Opportunity to acquire basement flat simultaneously

Asking Price £1,600,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold, 104 years

Service Charge: £0 Ad hoc

Ground Rent: £0

Local Authority: Kensington and Chelsea

Council Tax Band: G

Chestertons South Kensington Sales

44-48 Old Brompton Road

London

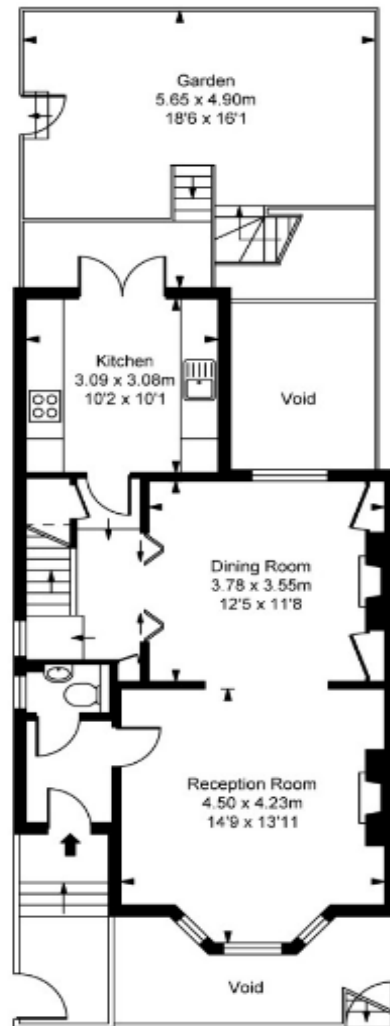
SW7 3DY

southkensington@chestertons.co.uk

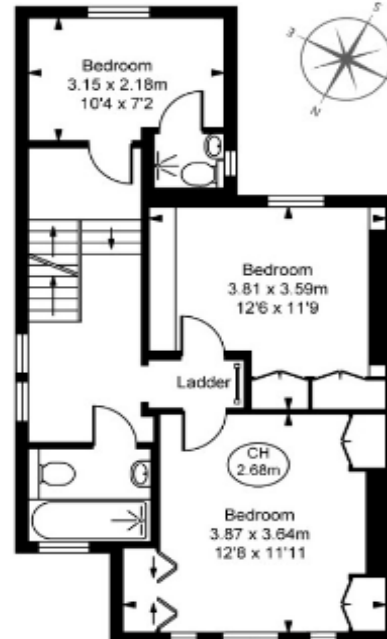
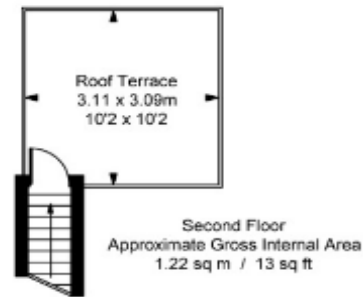
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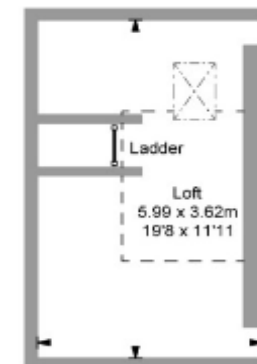
Raised Ground Floor
Approximate Gross Internal Area
52.19 sq m / 562 sq ft



First Floor
Approximate Gross Internal Area
51.46 sq m / 554 sq ft

Main House
Approximate Gross Internal Area
126.55 sq m / 1,362 sq ft
(Including Loft
21.68 sq m / 233 sq ft)

(CH = Ceiling Heights)



Loft
Approximate Gross Internal Area
21.68 sq m / 233 sq ft



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

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