



A SUPERBLY PRESENTED TWO BEDROOM DUPLEX APARTMENT WITH TERRACE

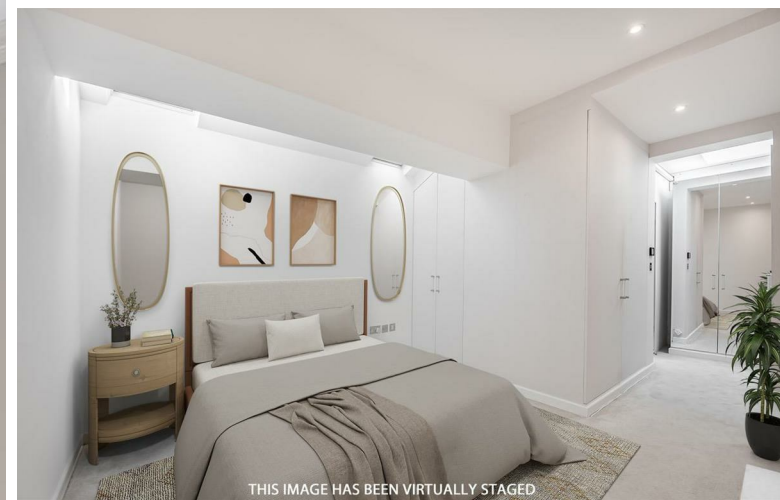
A superbly presented two double bedroom duplex apartment, situated in a prime yet quiet Chelsea street and within moments of Sloane Avenue, Sloane Square and the King's Road.

The property offers exceptional quality accommodation including on the upper level a reception room with high ceilings, wood flooring, stunning west facing bay window with French doors to the private terrace and a high-quality bathroom.

Downstairs offers under stair storage from bedroom 2 and hallway recessed bookshelves, two double bedrooms both with fitted wardrobes; one bedroom has a desirable en-suite shower room and to finish a beautiful and elegant kitchen breakfast/dining area with extensive storage.

Call/email now to register your interest/book appointment to view.





ACCOMMODATION

West Facing Reception: Outdoor Terrace: Kitchen Breakfast/Dining Room: Two Double Bedrooms: Guest Bathroom: En-Suite Shower Room: Fitted Storage Areas

LOCATION

Close to King's Road, Sloane Avenue, Knightsbridge & South Kensington. The location is iconic, including world class shopping catering to every need and transport links which are exceptional.





FANTASTIC LOCATION FOR THE KING'S ROAD AND SOUTH KENSINGTON



Terms

Price: £1,850,000

Tenure: Share of freehold plus leasehold.

Lease: 125 years from 5th Sept 1989

Service Charge: £5,000 per annum approx

Ground Rent: £200 per quarter

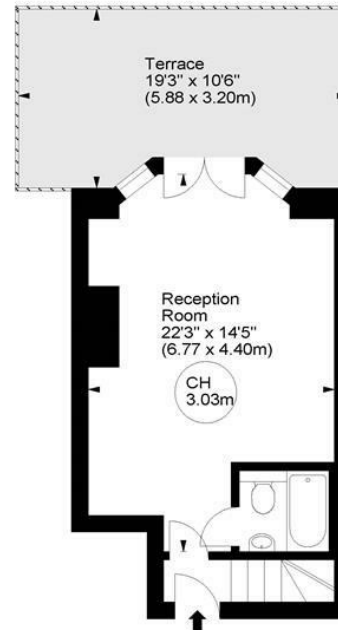
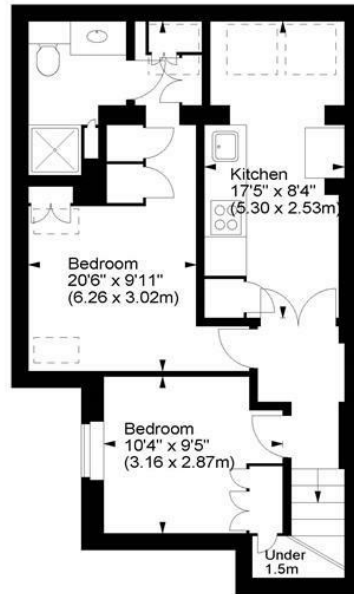
Council Name: The Royal Borough of Kensington & Chelsea

Council Tax Band: G

Draycott Avenue, SW3

Approx. Gross Internal Area
853 Sq Ft - 79.24 Sq M

Key :
CH - Ceiling Height



For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

FEATURES

- Wood Flooring & High Ceilings
- Stunning High Quality Bathrooms /Feature Fireplace
- Bay Window & Private Outdoor Terrace
- Stunning High Specification Kitchen with dining/breakfast area
- EPC Rating: C / Council Tax Band: G
- Quiet Tree Lined Chelsea Street / West Facing Reception
- The Royal Borough of Kensington and Chelsea
- Fantastic Location for the King's Road and South Kensington
- Underfloor Heating Throughout
- G.I.A 853 Sq Ft/ 79.24 Sq M



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