



Cavaye Place, London **SW10**

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# Cavaye Place, London **SW10**

This duplex apartment has been beautifully refurbished throughout and offers well-balanced accommodation. There is a fantastic open-plan reception room and kitchen with double-height vaulted ceilings. The mezzanine above acts as an additional living or working space, and leads onto a spacious terrace. There are two double bedrooms and a spacious family bathroom.

\*Please note we have been unable to obtain the review periods for the service charge and/or ground rent. You should ensure you or your advisors make your own enquiries.



**Guide price:** £895,000

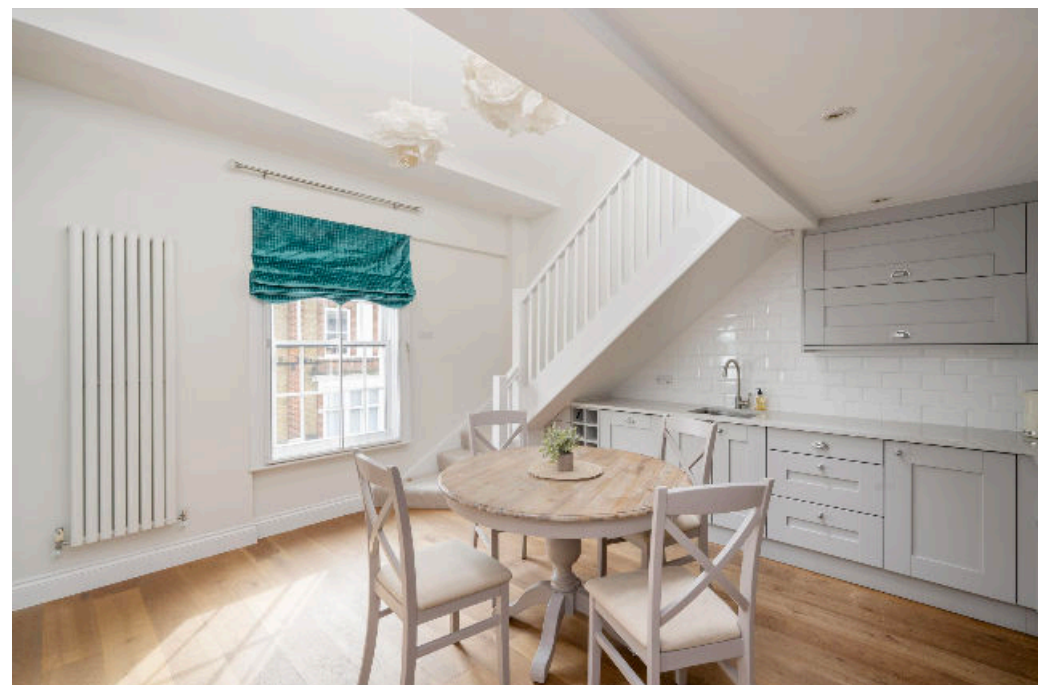
**Tenure:** Leasehold: approximately 155 years remaining

**Service charge:** £2,405 per annum \*

**Ground rent:** Please note we have been unable to confirm the ground rent

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** G





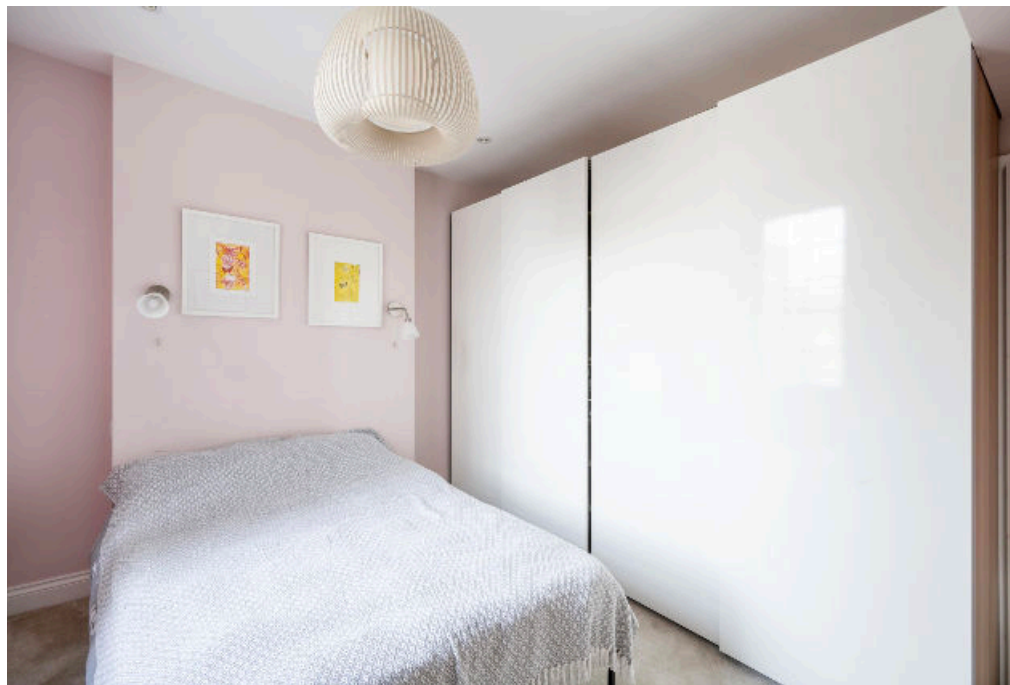


## Location

Cavaye Place is located off Fulham Road, with its superb array of supermarkets, cafes and delis. Kings Road is also conveniently located and it served by excellent bars, restaurants and boutique stores.

Gloucester Road Underground Station (District, Piccadilly and Circle lines) and South Kensington Underground Station (District, Piccadilly and Circle Lines) are both 0.7 miles away and Fulham Broadway Underground Station (District Line) is 0.8 miles away. Fulham Road and Kings Road are served by a regular bus service down to Sloane Square and beyond.

\*All distances given are approximate.

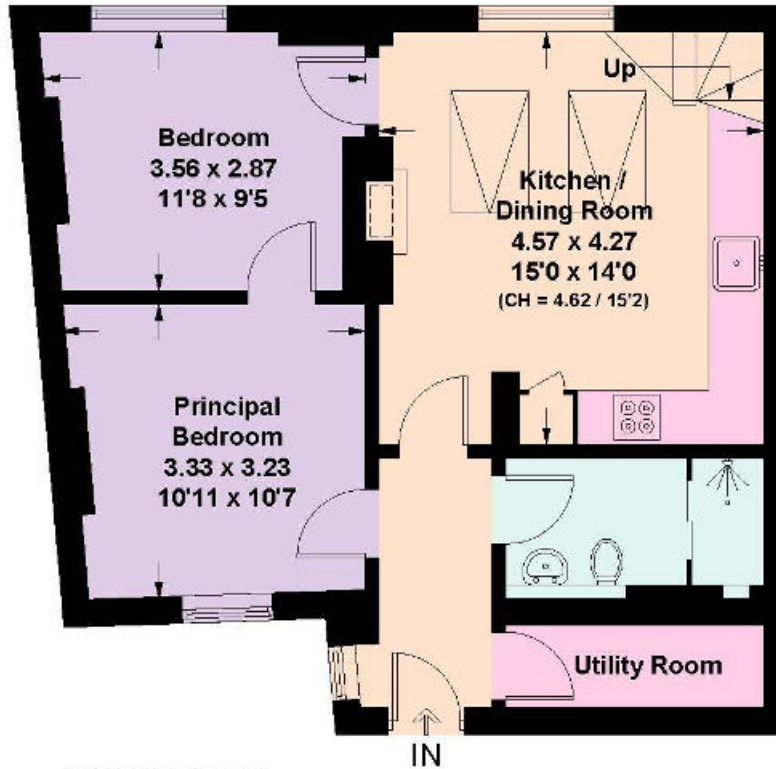


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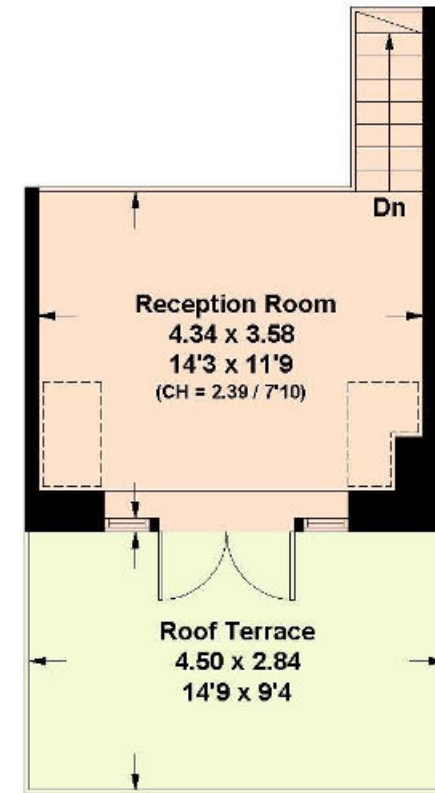
Approximate Floor Area = 53.8 sq m / 579 sq ft  
Mezzanine Area = 15.3 sq m / 175 sq ft  
Total = 70.1 sq m / 754 sq ft  
Including Limited Use Area (1.9 sq m / 20 sq ft)



= Reduced head height below 1.5m



**Third Floor**



**Mezzanine**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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