



Old Church Street, London **SW3**



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This pretty one bed flat is located on the second floor of a secure, purpose-built block and is accessible via stairs or a lift.

The living space is well-proportioned and benefits from having three bright windows that run the entire length of the room. There is a separate, well-appointed kitchen with excellent storage and ample space for a dining table.

The principal bedroom is a double room with fitted wardrobes and there is a separate family bathroom.



Guide price: £850,000

Tenure: Share of freehold plus leasehold, approximately 132 years remaining

Service charge: £2,532.56 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F

Location

Peacefully positioned on Old Church Street, this apartment is ideally situated for the Kings Road, with its stylish shops, bars and restaurants. The Thames Path provides excellent walking and cycling routes and the wide open spaces of Battersea Park are within easy reach, which includes a boating lake and lakeside cafes, with a wide range of sports facilities.

South Kensington Underground Station (Piccadilly, District and Circle lines) is 0.9 miles away and Sloane Square tube station (District and Circle lines) is 1 mile away. Both Kings Road and Chelsea Embankment are served by a regular bus service.

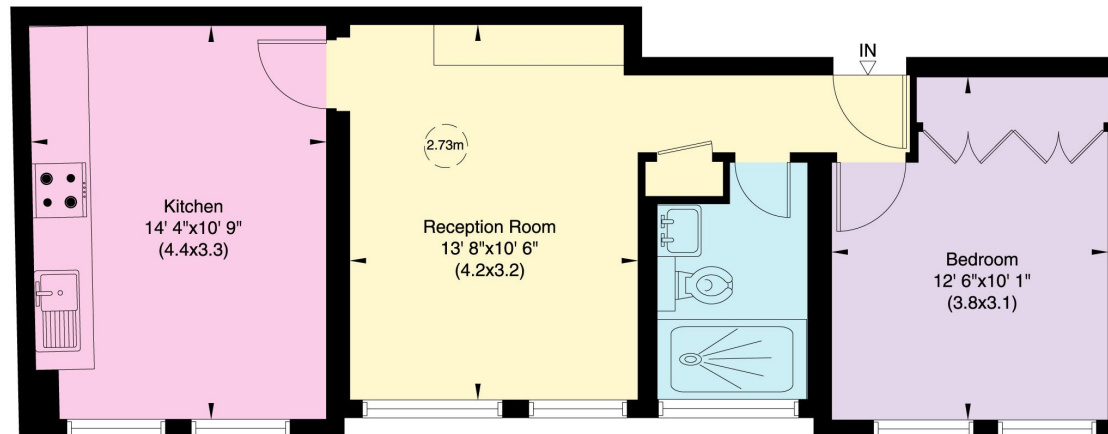
*All distances are approximate.



RECTORY CHAMBERS
OLD CHURCH STREET
LONDON SW3

Gross internal area (approx.)
48 Sq m (516 Sq ft)

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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Second Floor



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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