



Redcliffe Gardens, London **SW10**

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This immaculate two bedroom, two bathroom apartment is situated on the top floor of an elegant Victorian conversion on Redcliffe Gardens. The flat has stunning views of west-end landmarks such as The Shard and the historical BT Tower. No other apartments are above this one, making it a quiet home. This apartment comprises an open-plan kitchen, living and dining room with an office on the mezzanine level above. There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes. The principal bedroom has an en suite bathroom, and there is a separate family bathroom.

Meticulously refurbished throughout, this flat comes with a 10 year new-build warranty.



**Guide price:** £1,395,000

**Tenure:** Leasehold: approximately 999 years remaining

**Service charge:** £3,339 per annum, reviewed every 1 year, next review due 2025

**Ground rent:** Peppercorn

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

**Council tax band:** Unknown





\*Please note this property is a new build therefore the developer has only been able to provide an estimate for the service charge.

## Location

Redcliffe Gardens is a residential street within the popular Boltons Conservation area of Chelsea. The nearby Brompton Cemetery provides pleasant walking and cycling routes.

There are a wide range of amenities within close proximity , including the supermarkets and cafes of Chelsea's Fulham Road and also towards Earls Court, where a regeneration project is underway. King's Road, with its array of boutique shops, bars and restaurants is located a little further beyond.

Earl's Court Underground Station (Piccadilly and District lines) and West Brompton Station (District line and Overground) are both located 0.6 miles away.

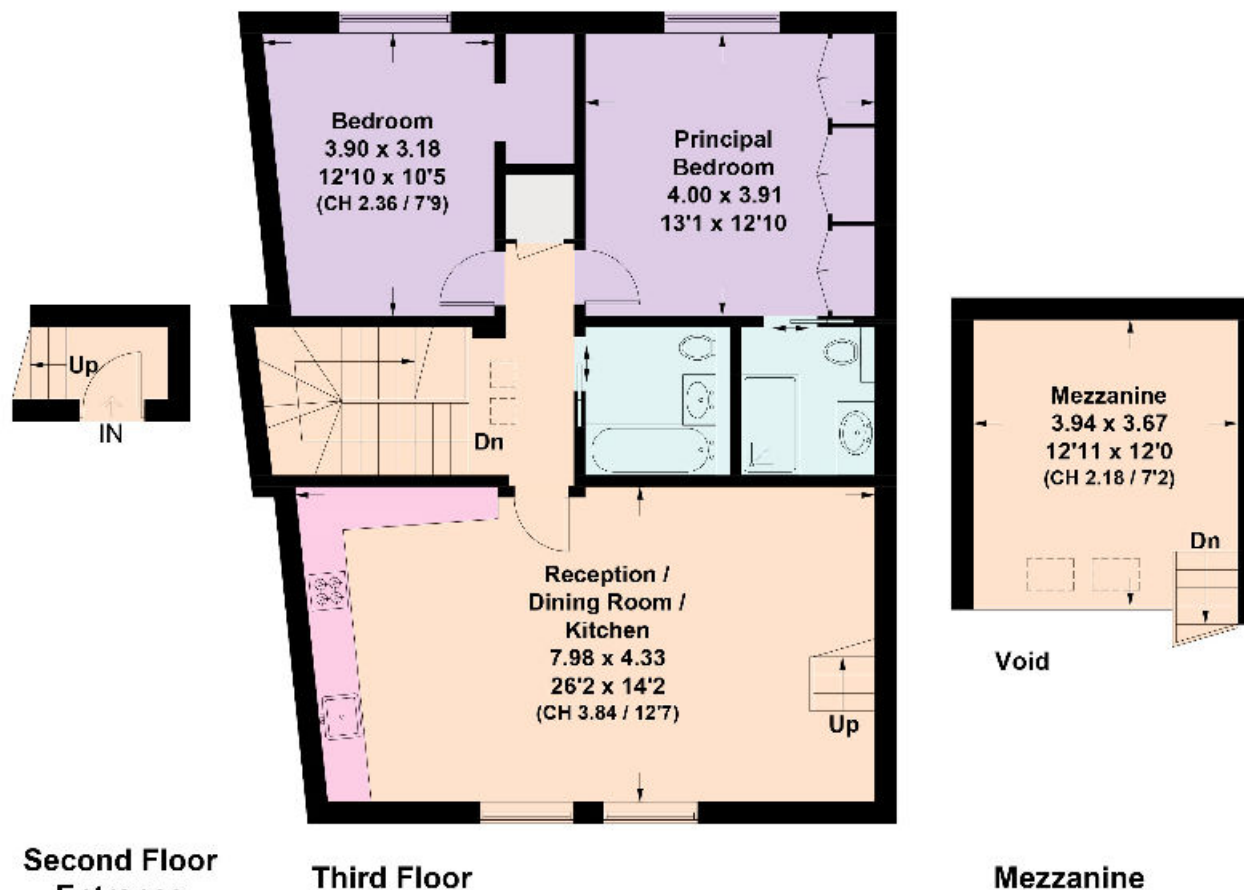
\*All distances are approximate.



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.

## Redcliffe Gardens, SW10

Approximate Area = 103.4 sq m / 1113 sq ft



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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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