



Finborough Road, London **SW10**

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Situated on the top two floors of a well-maintained period conversion building, this maisonette has been lovingly refurbished by the current owners. This is a quiet end-of-terrace home, with no neighbours to one side or above. The southwest-facing reception room is abundantly light, boasting two bright windows. The characterful fireplace is a wonderful focal point and the room is spacious enough to comfortably accommodate both living and dining. The separate kitchen is stylish and has been fitted with quality Miele appliances an electric Velux window with a rain detector fitted in the ceiling. Storage in the double bedroom has been maximised, with floor-to-ceiling wardrobes. There is a separate family bathroom.



Guide price: £675,000

Tenure: Leasehold: approximately 109 years remaining

Local authority: Royal Borough of Kensington and Chelsea

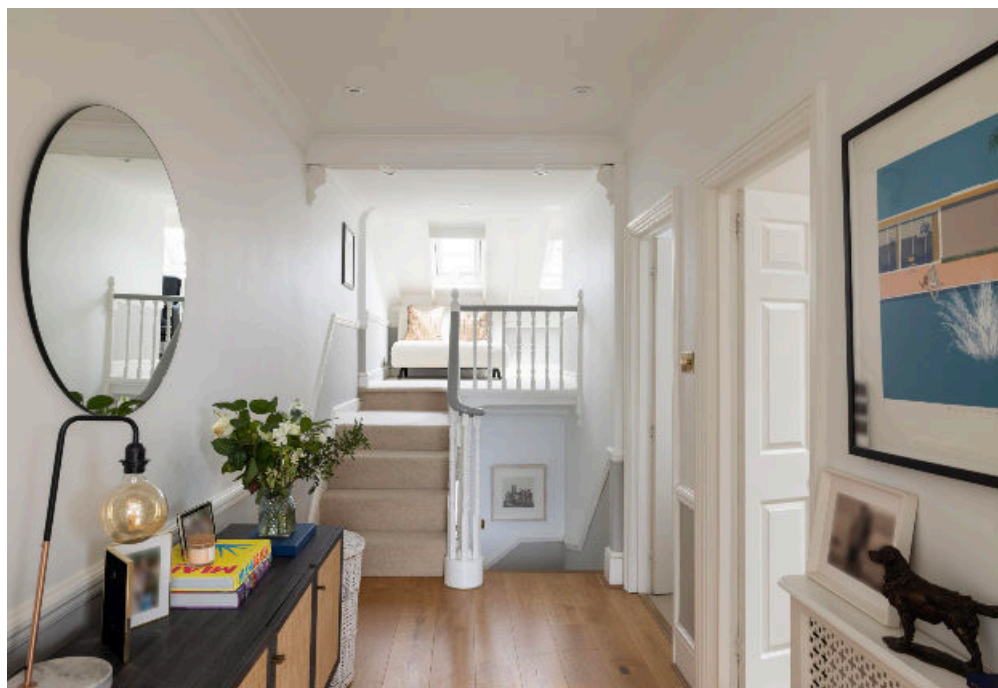
Council tax band: D





WHEN LIFE GIVES YOU A LEMON
YOU MUST EAT THE LEMON
FILL UP THE
BLOOD IN THE SKIN





The benefits of being on the top floor continue; not only has storage been maximised within the eaves, but a separate study with a pull-out sofa bed and Velux windows has been accommodated.

The current owners have fully rewired the maisonette with NICEIC certification. They have also installed a new boiler and Hive system.

The maisonette also has access to a communal terrace.

Overall, this is a welcoming maisonette which has been carefully designed and beautifully executed.

Location

This maisonette is ideally situated for the supermarkets and cafes of the Fulham Road and the boutique shops, bars and restaurants of the iconic Kings Road slightly further beyond.

The Thames Path provides excellent walking and cycling routes, as does the nearby Brompton Cemetery. Battersea Park is within easy reach, with its boating lake, lakeside cafes and wide range of sports facilities.

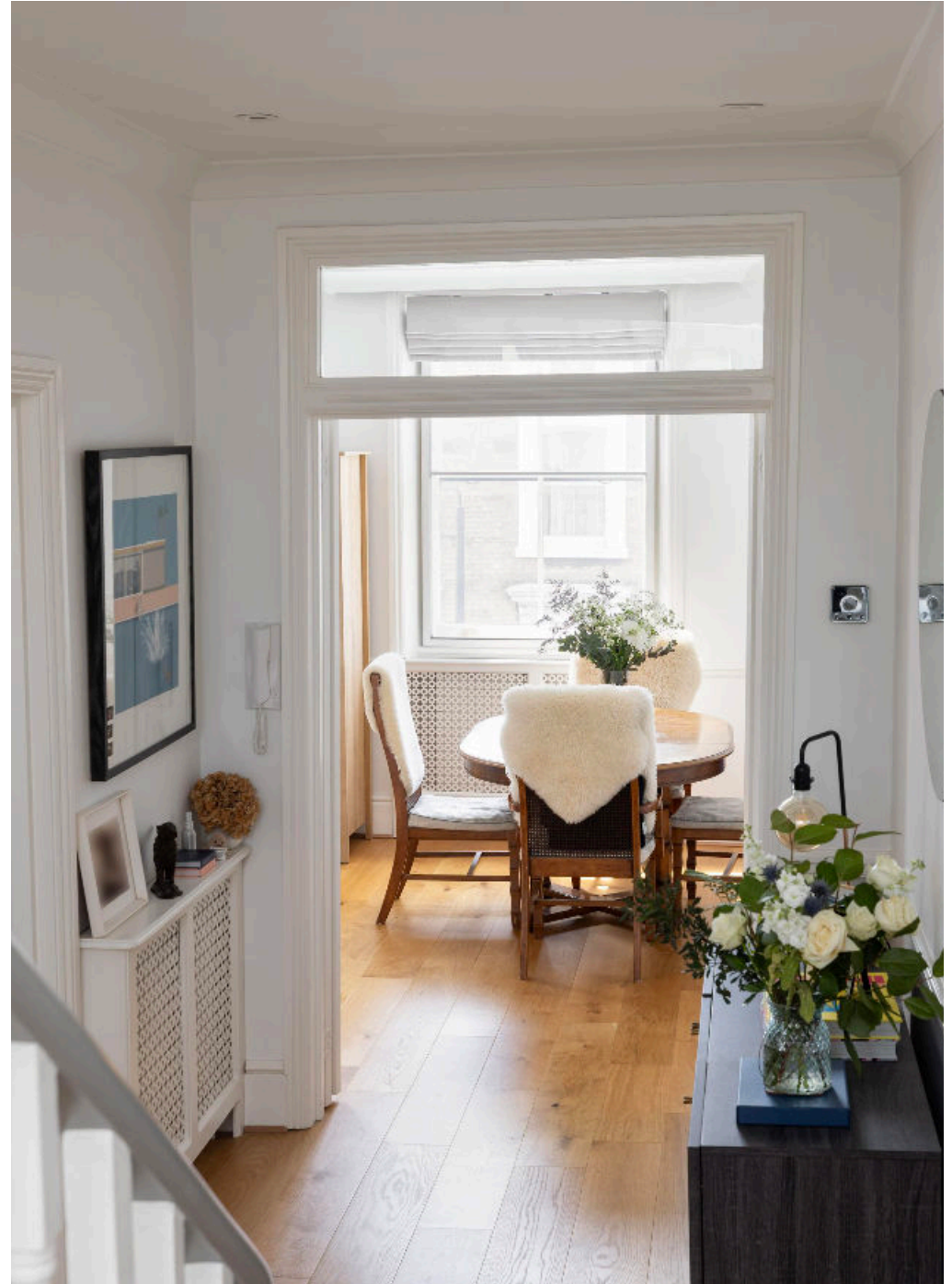
The planned regeneration of Earl's Court will result in further amenities and ten acres of park and open land.

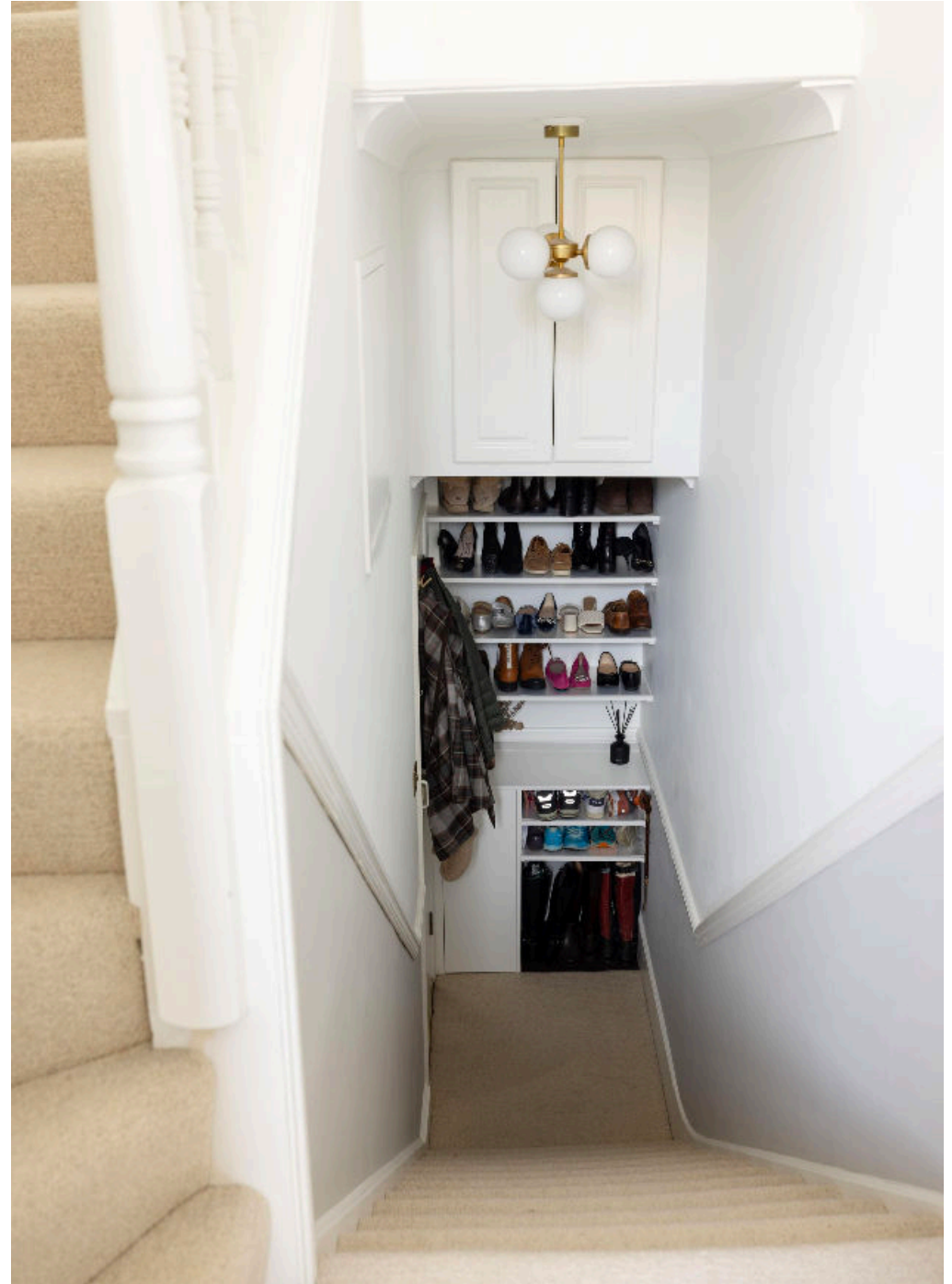
Earls Court Underground Station (Piccadilly, and District lines) is 0.3 miles away, West Brompton Station (District line and Overground) is 0.3 miles away and Gloucester Road Underground Station (Piccadilly, District and Circle lines) is 0.8 miles away.

The property is also well served by Chelsea and Westminster Hospital which is 0.4 miles away.

The immediate vicinity is served by a regular bus service.

*All distances are approximate.



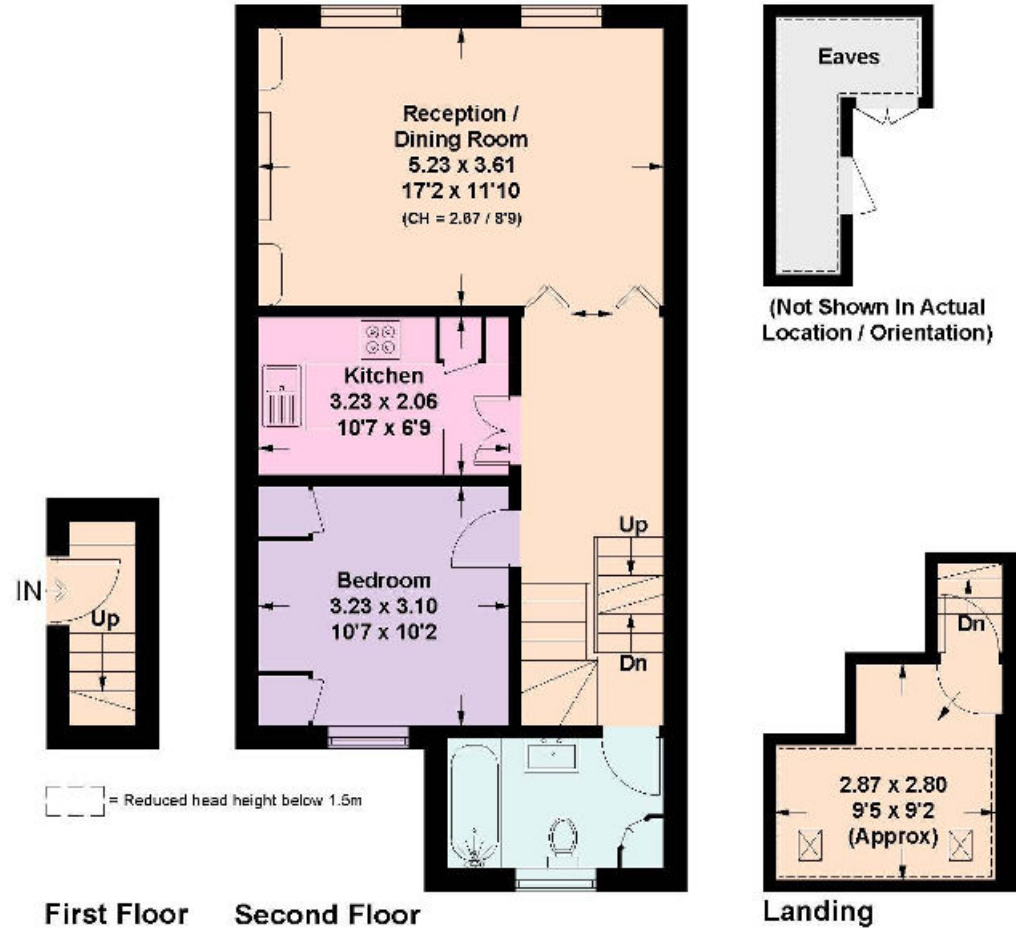




This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Approximate Floor Area = 67.7 sq m / 729 sq ft
Including Limited Use Area & Eaves (9.5 sq m / 102 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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Particulars dated May 2024. Photographs and videos dated May 2024.

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