



Finborough Road, London **SW10**



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This spectacular two bedroom flat has been renovated to a high standard. There is a smart open-plan kitchen, living, diner to the front, with bright bay window. The modern kitchen has been fitted with quality Miele appliances. The Ideal boiler is just two months old. There are two double bedrooms with ample storage, both of which give way to an additional room, currently a nursery, which could be used flexibly to suit the future owners' needs. This room is complete with electric blackout blinds. There is a stylish family bathroom and a separate WC. Solid oak Herringbone flooring runs throughout the property. To the rear is a spectacular garden, which has been beautifully landscaped. Overall, this is a welcoming apartment which has been carefully designed.



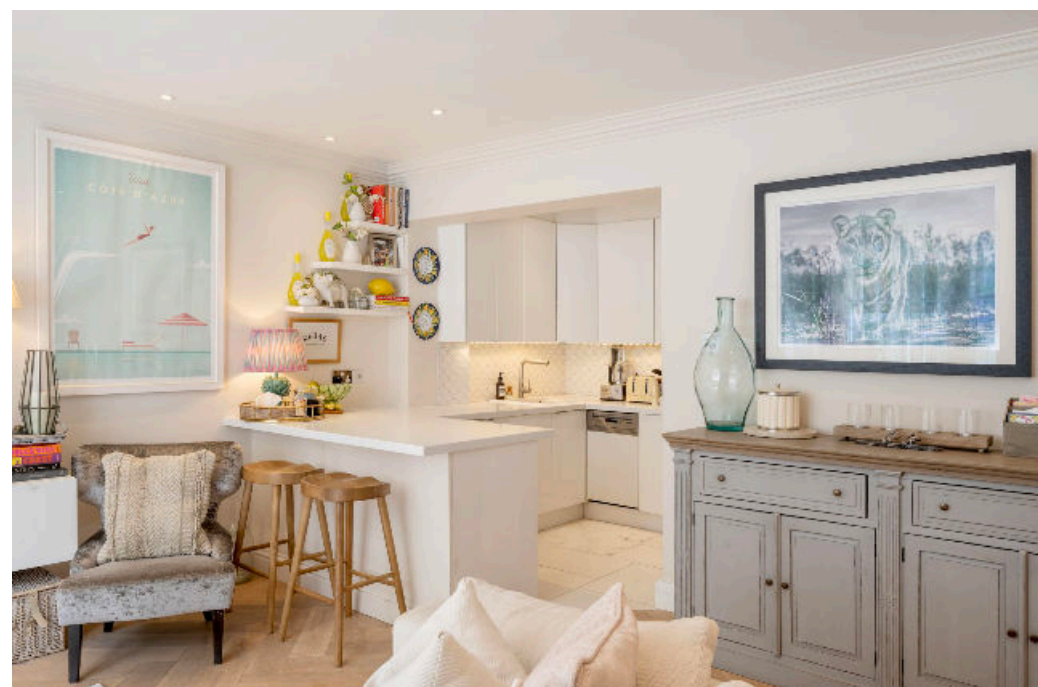
Guide price: £795,000

Tenure: Share of freehold plus leasehold, approximately 91 years remaining

Service charge: £1,915.30 per annum, reviewed every 1 year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: E



Location

This apartment is located within the popular Boltons Conservation area. It 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 nearby Brompton Cemetery and Thames Path both provide excellent walking and cycling routes. Redcliffe Square gardens is on the doorstep and 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.







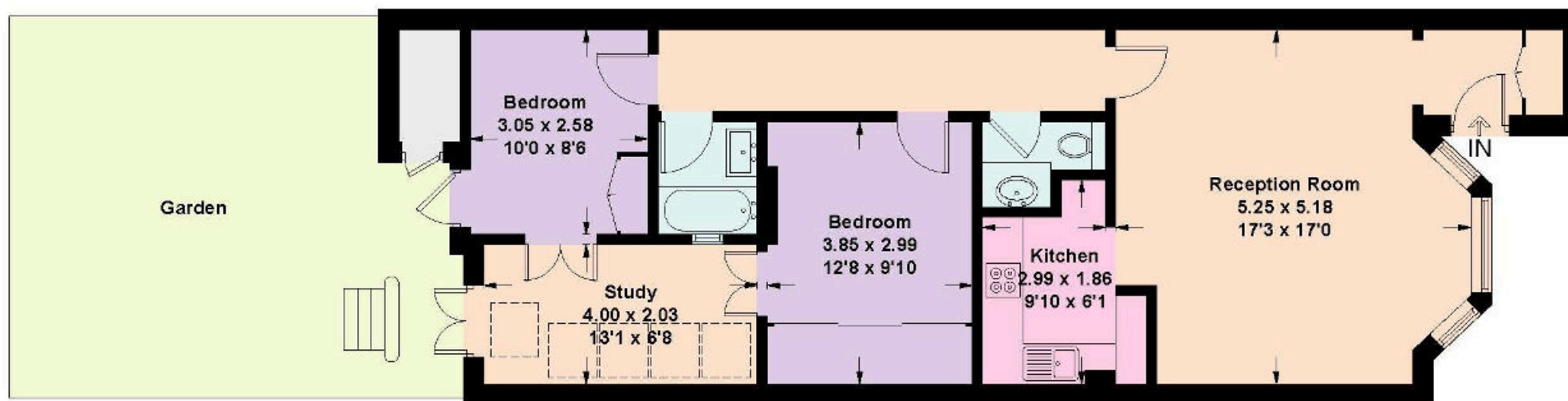
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Approximate Gross Internal Area = 75.4 sq m / 811.6 sq ft

External Cupboard = 1.2 sq m / 13.3 sq ft

Total = 76.6 sq m / 824.9 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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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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