



Sydney Street, London **SW3**

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Spread across four floors and over approximately 2,100 square feet, this property comprises a house and basement flat.

It currently consists of three bedrooms but could be reconfigured to accommodate five, subject to the necessary permission.

The house has a bright south-westerly garden and holds exceptional potential for the next owner.



Guide price: £2,750,000

Tenure: Freehold

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G

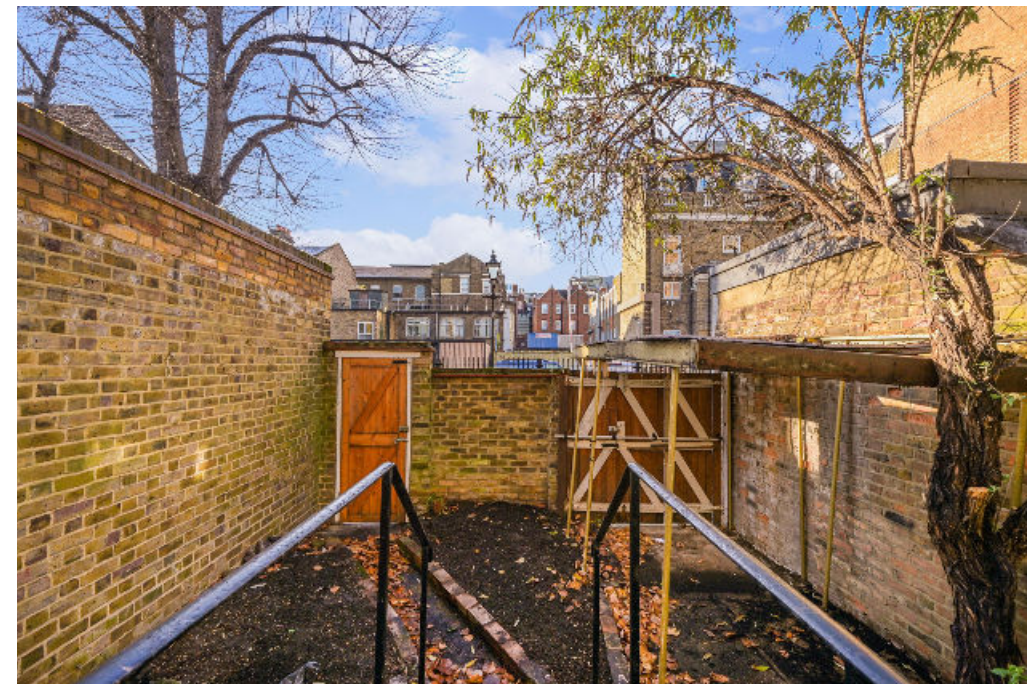
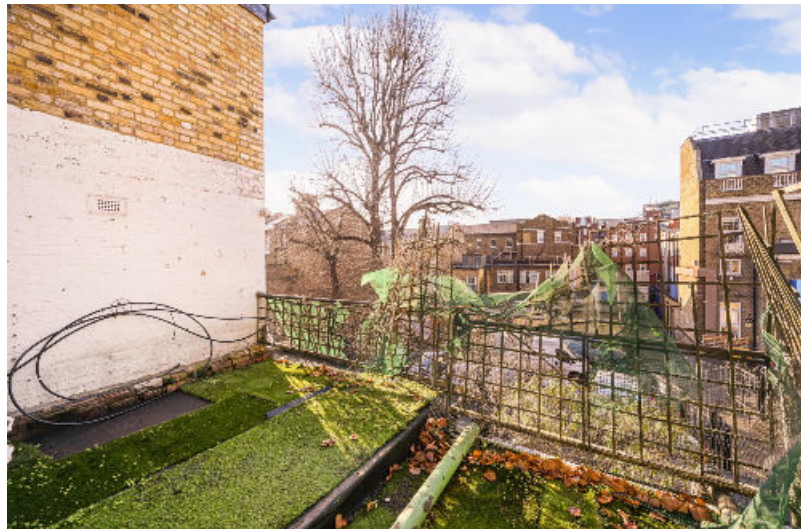
Location

Positioned on the ever-popular Sydney Street, this property is ideally situated for the Kings Road, with its array of boutique shops, bars and restaurants.

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

South Kensington Underground Station (Piccadilly, District and Circle lines) is 0.3 miles away and Sloane Square tube station (District and Circle lines) is 0.7 miles away. The local area is served by a regular bus service.

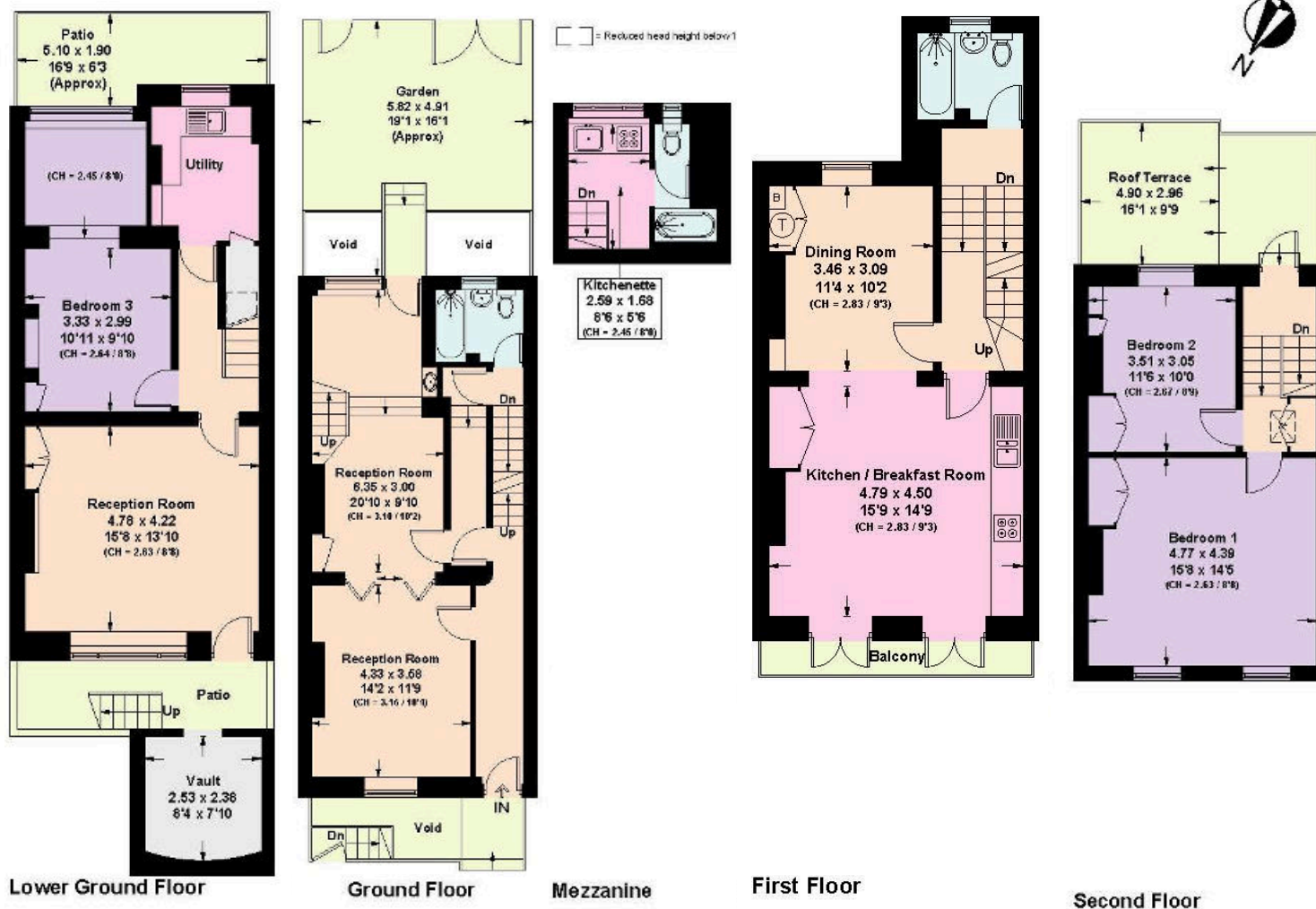
*All distances are approximate.



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Approximate Floor Area = 192.59 sq m / 2073 sq ft
 Vault = 5.82 sq m / 63 sq ft
 Total = 198.40 sq m / 2136 sq ft
 Including Limited Use Area (0.4 sq m / 4 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 April 2024. Photographs and videos dated April 2024.

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