



Callow Street, London **SW3**

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This stunning three bedroom apartment is located in the heart of Chelsea. It is situated on the second and third floors of a characterful period conversion building (accessed via the first floor).

The apartment has been beautifully refurbished throughout and offers well-balanced accommodation. The second floor hosts the fantastic open-plan reception room and kitchen, which benefits from high-quality integrated appliances and offers space for a dining table. The high ceilings give the feeling of space and the large windows flood the space with natural light. Down a half-flight of stairs, between the first and second floor, there is a self-contained en suite double bedroom.



Guide price: £2,350,000

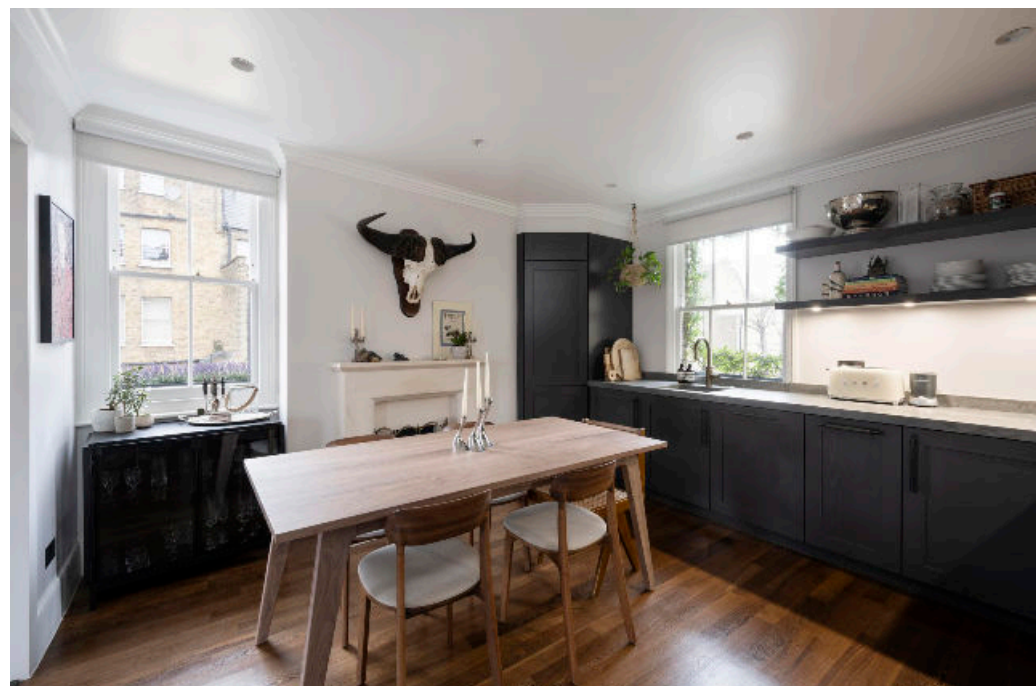
Tenure: Leasehold: approximately 130 years remaining

Service charge: £4,180 per annum, reviewed every 1 year, next review due 2024

Ground rent: £150 per annum, reviewed every 1 year, next review due 2024

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G





The third floor hosts two further bedrooms. The principal has ample fitted wardrobes and there is another comfortable double (currently being used as an office). There is a spacious family bathroom between the two. This floor makes for an excellent principal suite, should the future owners wish to continue using it as such.

The terrace has been decked for easy maintenance and benefits from a south westerly aspect; it is ideal for al fresco dining and entertaining.

Location

Callow Street is an idyllic residential street positioned between Kings Road and Fulham Road, with a superb array of supermarkets, specialist delis and boutique stores. The area is also served by excellent bars, restaurants and cafes.

Gloucester Road Underground Station (District, Piccadilly and Circle lines) and South Kensington Underground Station (District, Piccadilly and Circle Lines) are both 0.7 miles away. Fulham Road and Kings Road are served by a regular bus service down to Sloane Square and beyond.

*All distances given are approximate.



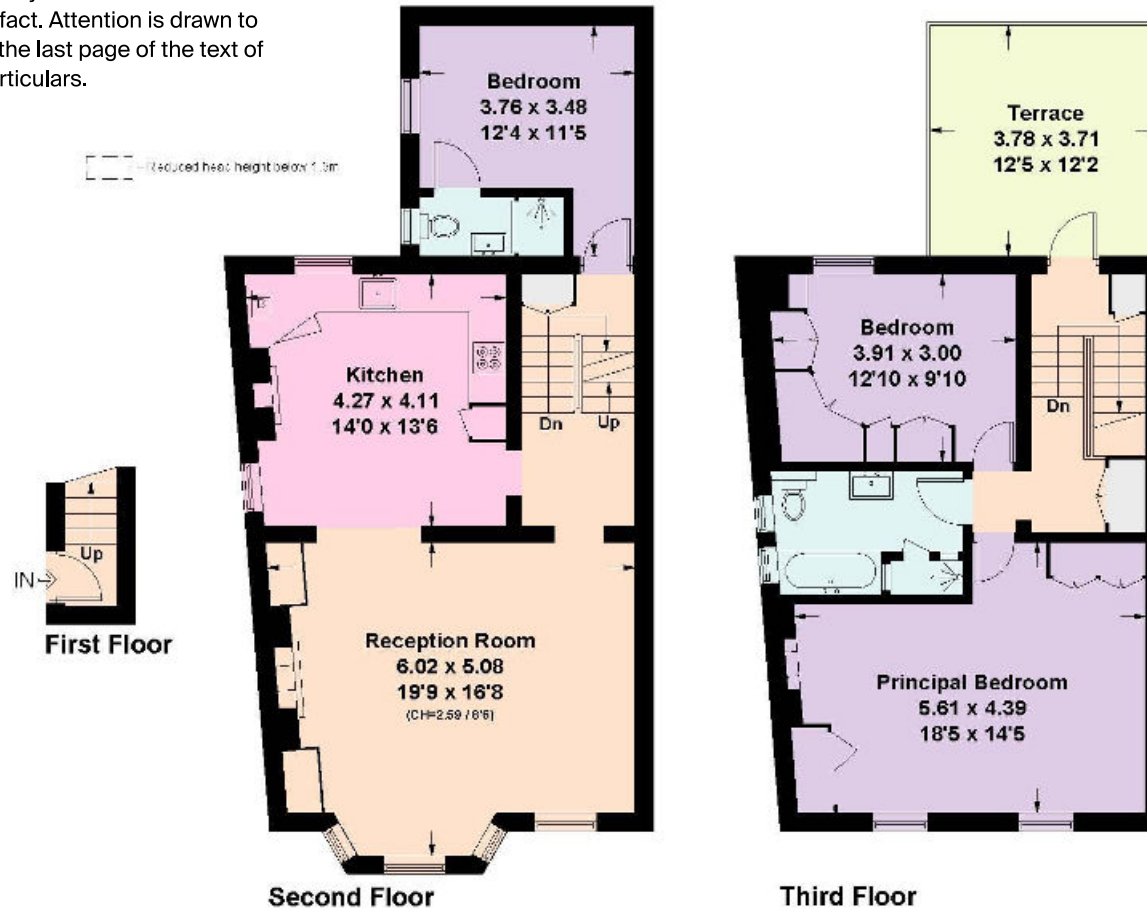


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Approximate Floor Area = 123.3 sq m / 1327 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)



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.



Knight Frank
Chelsea
352A Kings Road
London
SW3 5UU
knightfrank.co.uk

We would be delighted to tell you more
Claire Mengham
020 3978 2462
claire.mengham@knightfrank.com



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