

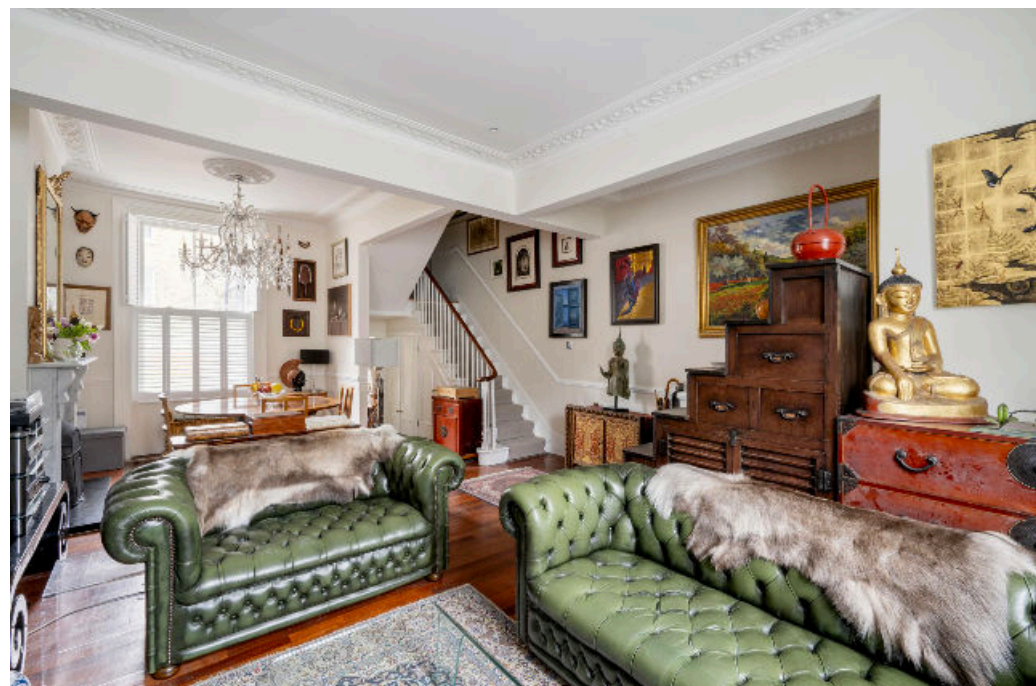
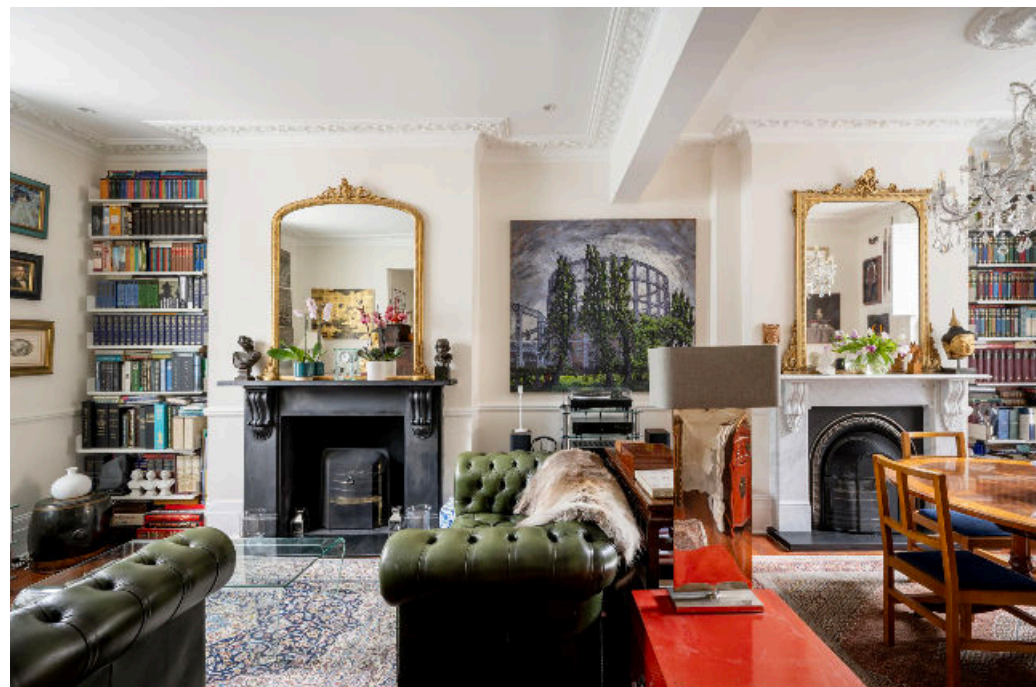


Gunter Grove, London **SW10**

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# Gunter Grove, London SW10

Upon entry into this substantial home, you are met with large windows, high ceilings, intricate cornicing and feature fireplaces. The ground floor hosts the living accommodation, which comprises a dual-aspect reception and dining room to the front and a separate kitchen to the rear. The principal bedroom has a walk-through wardrobe, an en suite bathroom and benefits from having two Juliette balconies. There are two further double bedrooms, a study and a family bathroom. Underneath the house, there is a one bedroom flat comprising a spacious living room, a double bedroom, a kitchen and a bathroom. In terms of outside space, this property benefits from having a garden and a roof terrace.



**Guide price:** £2,350,000

**Tenure:** Leasehold: approximately 97 years remaining

**Service charge:** We have been unable to confirm the current service charge or review period \*\*

**Ground rent:** We have been unable to confirm the current ground rent or review period \*\*

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

**Council tax band:** C

\*Please also note that the lower ground floor is a separate title. This is a leasehold title held on a 125 year lease from 24 June 1996, with approximately 97 years remaining. This is currently used as a rental investment. Details are available upon request.

\*\*You should make your own enquiries.

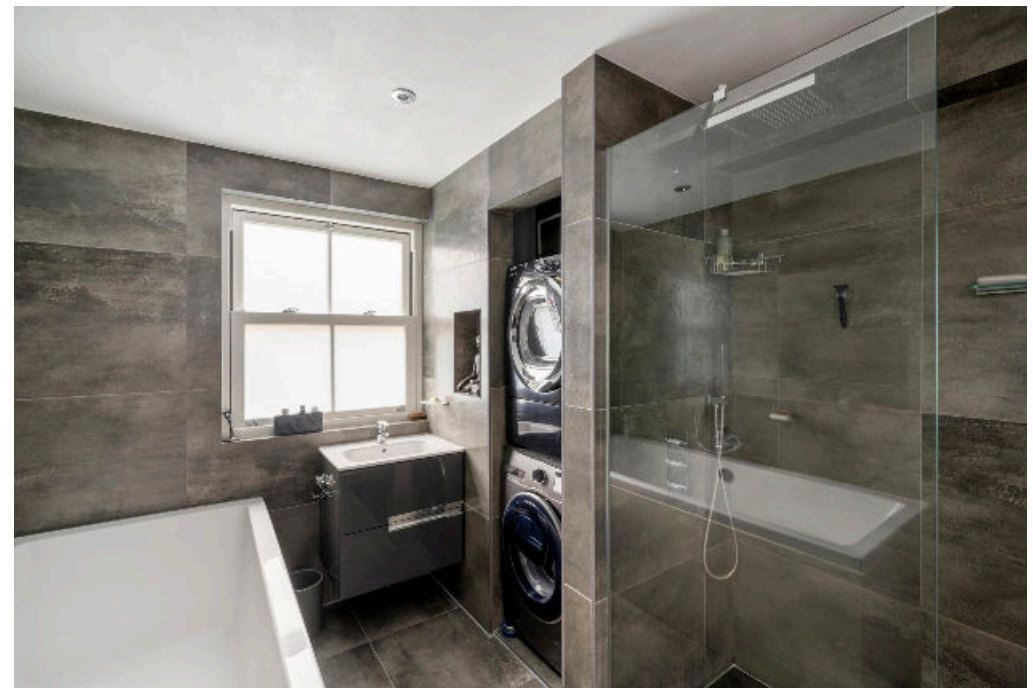
## Location

Gunter Grove lies between Fulham Road and King's Road, both of which have a superb array of supermarkets, delis, cafes, restaurants and boutique shops.

Kings Road, Fulham Road and Chelsea Embankment are served by a regular bus service.

Fulham Broadway Underground Station (District Line) is 0.6 miles away (approximately).






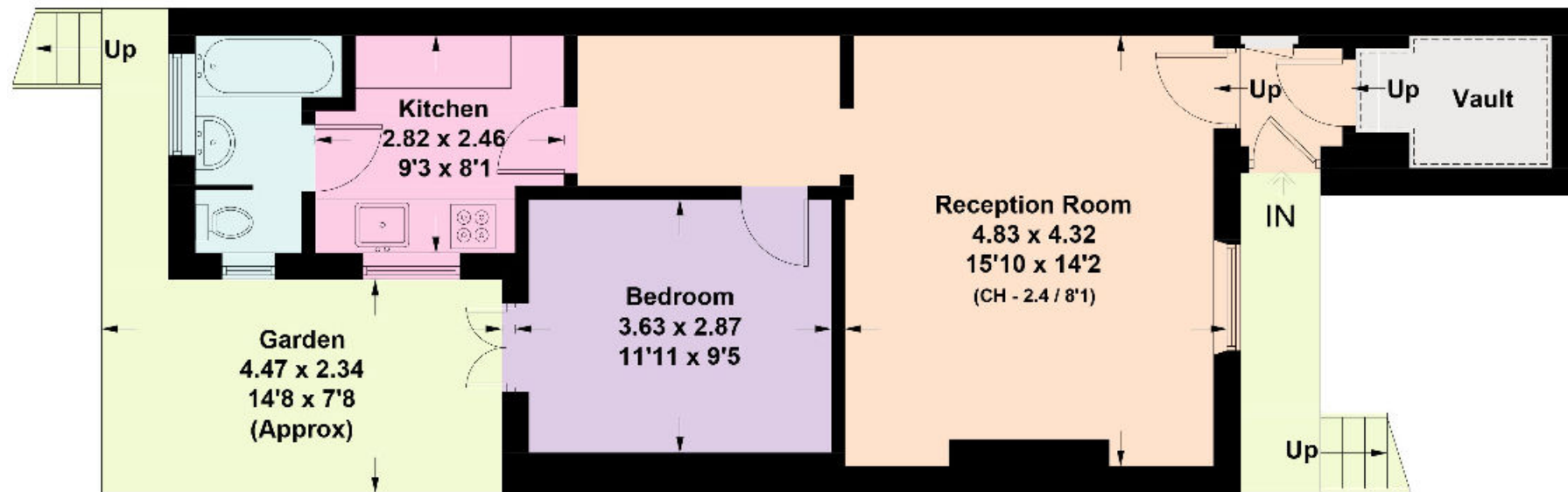
# Gunter Grove, SW10

Approximate Floor Area = 51.5 sq m / 554 sq ft  
Including Limited Use Area (3.1 sq m / 33 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.

 = Reduced head height below 1.5m



## Lower Ground Floor

Knight Frank  
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SW3 5UU  
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We would be delighted to tell you more  
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[claire.mengham@knightfrank.com](mailto:claire.mengham@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated March 2024. Photographs and videos dated March 2024.

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