



Redcliffe Square, London **SW10**



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This exceptional apartment is best-in-class and has been extensively renovated to the highest standard throughout. Occupying the corner position of a characterful period conversion building, this especially wide apartment comprises over approximately 1,220 square feet.

The generous open-plan kitchen, living and dining room boasts high ceilings, extraordinary cornicing, a focal fireplace and a southerly-facing bay window, which floods the room with light.

The sleek kitchen is complete with quality integrated appliances. The sensitive contrast of modern and period makes for an impressive overall look.



Guide price: £2,295,000

Tenure: Share of freehold, approximately 103 years remaining

Service charge: Please note we have been unable to confirm the current service charge or review period. You should make your own enquiries *

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: G







The westerly-facing principal suite is one of the grandest to be found in an apartment of this size and price. It benefits from integrated wardrobes, intricate cornicing, a bright bay window and access to a high-spec en suite shower room.

There is a second double bedroom with integrated wardrobes and a separate bathroom.

An under-stairs storage-come-utility room completes the accommodation.

The apartment has access to an un-demised flat roof.

Location

Redcliffe Square is located within the enviable Boltons Conservation area of Chelsea.

There are a wide range of amenities within close proximity; Hollywood Road and Fulham Road offer an array of supermarkets, cafes and restaurants and the vibrant Kings Road provides a broad selection of luxury and boutique shops and bars. The nearby regeneration of Earl's Court is also underway.

There are plenty of green spaces within easy reach including Brompton Cemetery, with its excellent walking, jogging and cycling routes and Battersea Park with its lakeside café and wide range of sporting facilities. The Thames Path offers riverside walks along the Chelsea Embankment.

Earls Court Underground Station (Piccadilly and District lines) is 0.4 miles away. West Brompton Station (District line and Overground) is 0.3 miles away.

*All distances are approximate.




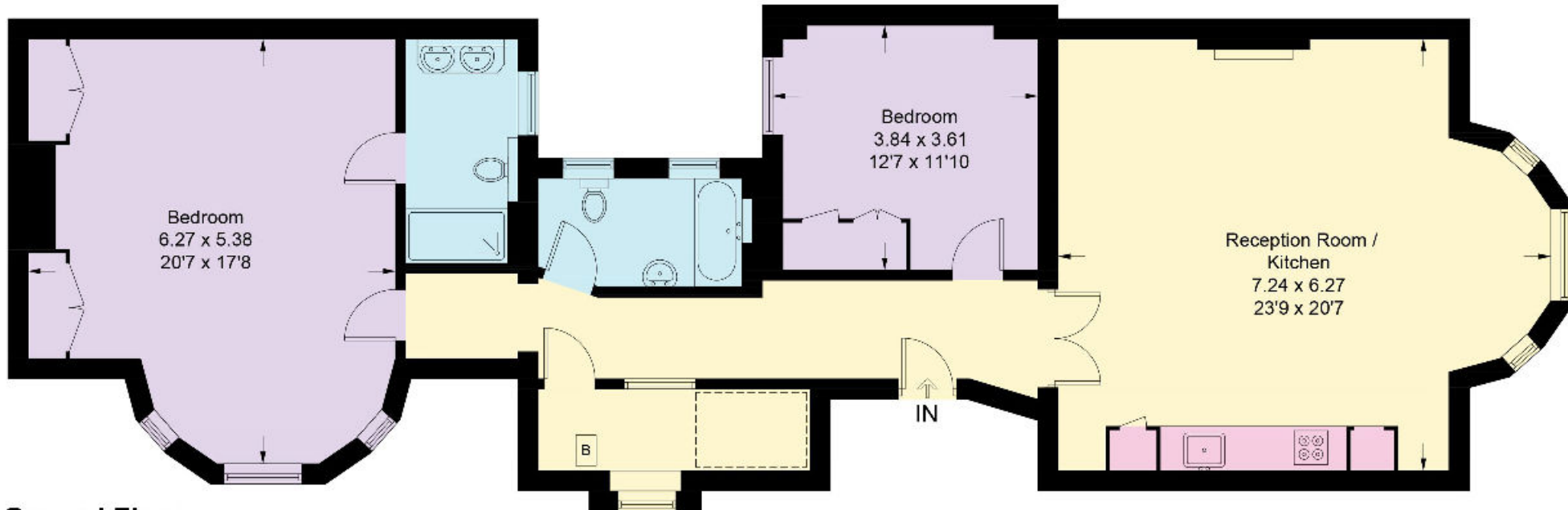
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Approximate Gross Internal Floor Area
115.6 sq m / 1244 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor

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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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