



Burnaby Street, London **SW10**



Burnaby Street, Chelsea **SW10**

The ground floor hosts a welcoming double reception room with high ceilings, bright windows and a feature fireplace. The kitchen is located to the rear, with access onto the private south-westerly patio garden. A guest cloakroom completes this floor. Upstairs, there are three bedrooms, one of which has an en suite and there is a separate family bathroom. The attic offers a flexible space for sleeping, working or to act as a storage space. This home further benefits from a fabulous roof terrace, perfect for relaxing or entertaining. There is a separate entrance to a self-contained basement flat. This comprises a kitchen, living room, dining room, bedroom, dressing room and bathroom. It has its own access to a patio terrace via smart sliding glass doors.

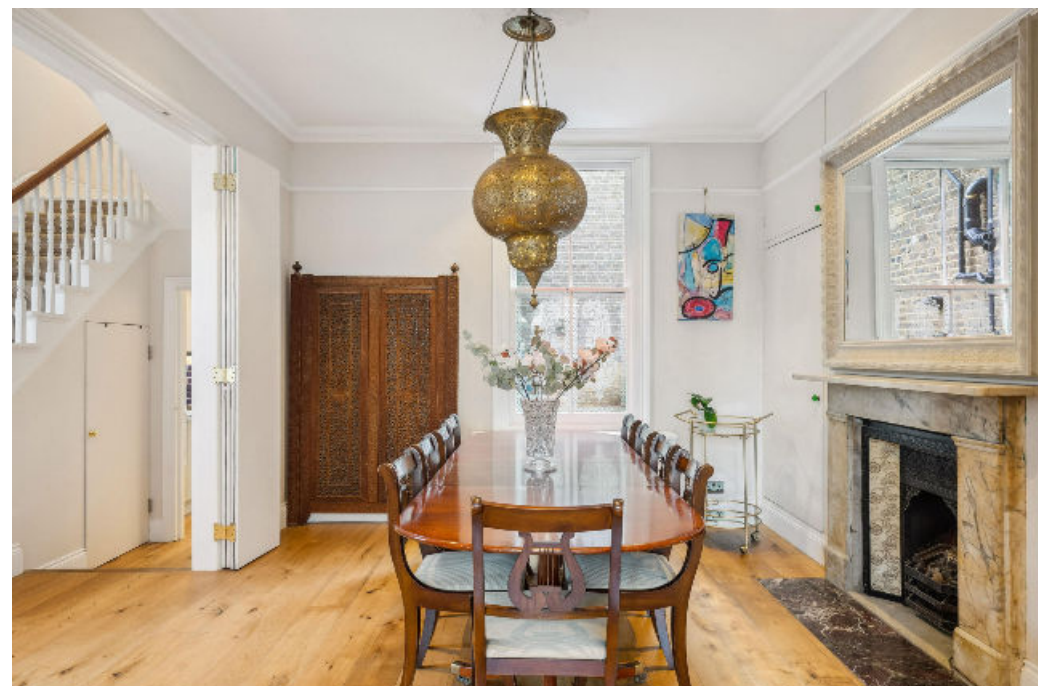


Guide price: £1,990,000

Tenure: Leasehold: approximately 104 years remaining

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: D/G





*Please also note that the lower ground floor is on a separate title. This is a leasehold title held on a 150 year lease from 1979, with approximately 104 years remaining.

*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.

Location

This home is located in Chelsea within the charming Lots Village, part of the Royal Borough of Kensington and Chelsea.

This home has an enviable south-facing location directly opposite Cremorne Gardens, guaranteeing unobstructed views of the river and the spectacular London skyline.

The Thames path provides excellent walking, jogging and cycling routes along the Chelsea Embankment and there are plenty of green spaces within easy reach including Battersea Park with its lakeside café and wide range of sporting facilities.

The extensive regeneration of the power station and the newly launched luxury Chelsea Waterfront development brings added excitement to the area.

Adjacent, the vibrant Kings Road provides a broad selection of luxury and boutique shops, restaurants and bars, as well as excellent schools.

The Fulham Road is also conveniently located, with its array of supermarkets and cafes.

Imperial Wharf Overland Station: 0.4 miles away Chelsea Harbour River boat / Uber

boat Station: 0.5 miles away Fulham Broadway Underground: 1.1 miles away Earl's

Court & Sloane Square Underground: 1.5 miles Gloucester Road & South Kensington

Underground: 1.7 miles away.

The area is served by an excellent and frequent bus route.

*All distances are approximate.







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Approximate Gross Internal Floor Area
201.7 sq m / 2170 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 headroom below 1.5m / 5'0"



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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 November 2024. Photographs and videos dated November 2024.

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