



Redcliffe Gardens, London **SW10**

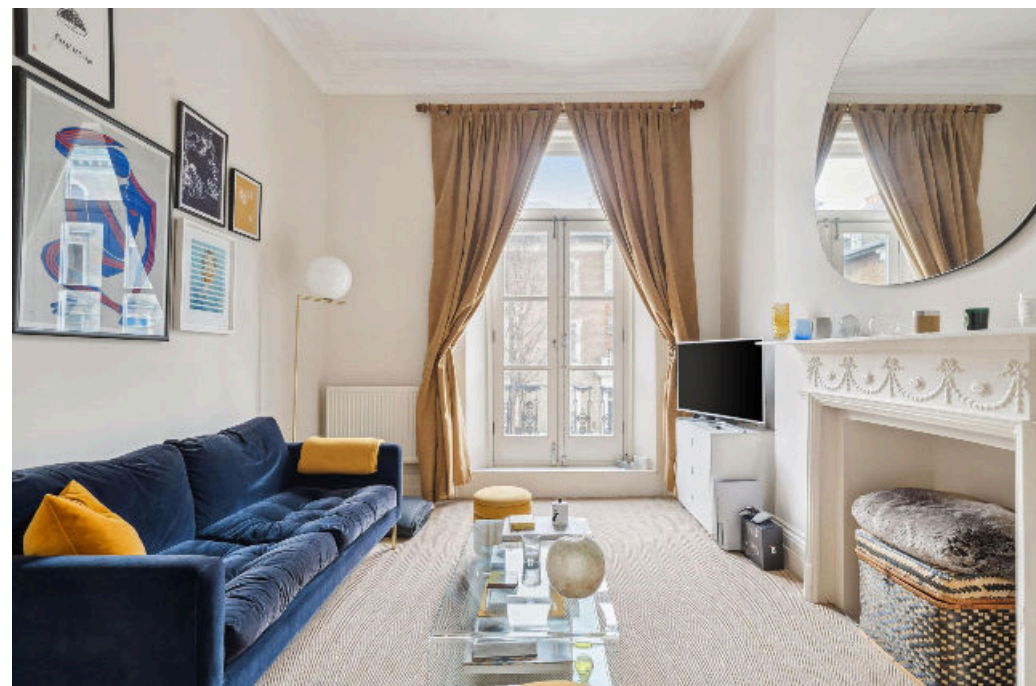
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This is a beautifully proportioned two bedroom apartment situated on the first floor of an elegant Victorian conversion on Redcliffe Gardens.

The accommodation includes a delightful reception room, which boasts ceiling heights in excess of 3.4 metres and French doors which provide access to a private balcony.

There is a separate, eat-in kitchen, which benefits from a dual aspect windows.

The principal bedroom offers exceptional proportions and there is a second bedroom, which benefits from direct access to the balcony. The bedrooms are served by a well-appointed bathroom. There is excellent storage in the hallway.



Guide price: £775,000

Tenure: Leasehold: approximately 162 years remaining

Service charge: £2,364 per annum, reviewed every 1 year, next review due 2025

Ground rent: £200 per annum, reviewed every 1 year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: E

Location

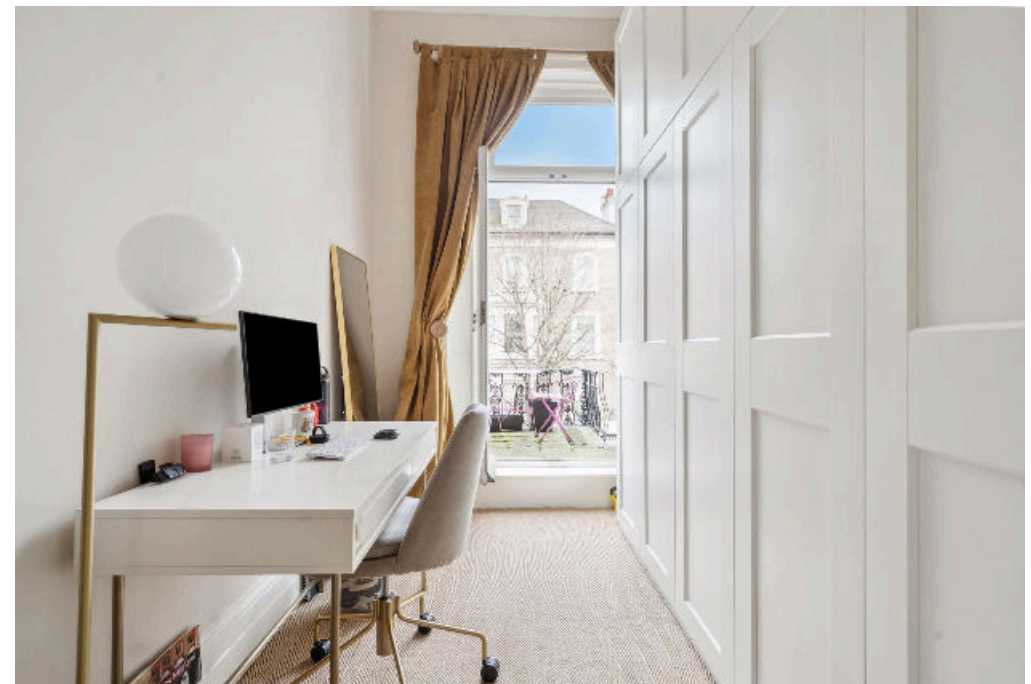
The vibrant Kings Road provides a broad selection of luxury and boutique shops, restaurants and bars. The Fulham Road is also conveniently located, with its array of supermarkets and cafes.

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 cafe and wide range of sporting facilities.

The extensive regeneration of the Earls Court to the north and the power station to the south bring added excitement to the area.

Earls Court Underground Station (Piccadilly, District and Circle lines) and West Brompton Station (District line and Overground) are both 0.7 miles away and Fulham Broadway (District lines) is 0.6 miles away. The immediate vicinity is served by a regular bus service.

*All distances are approximate.

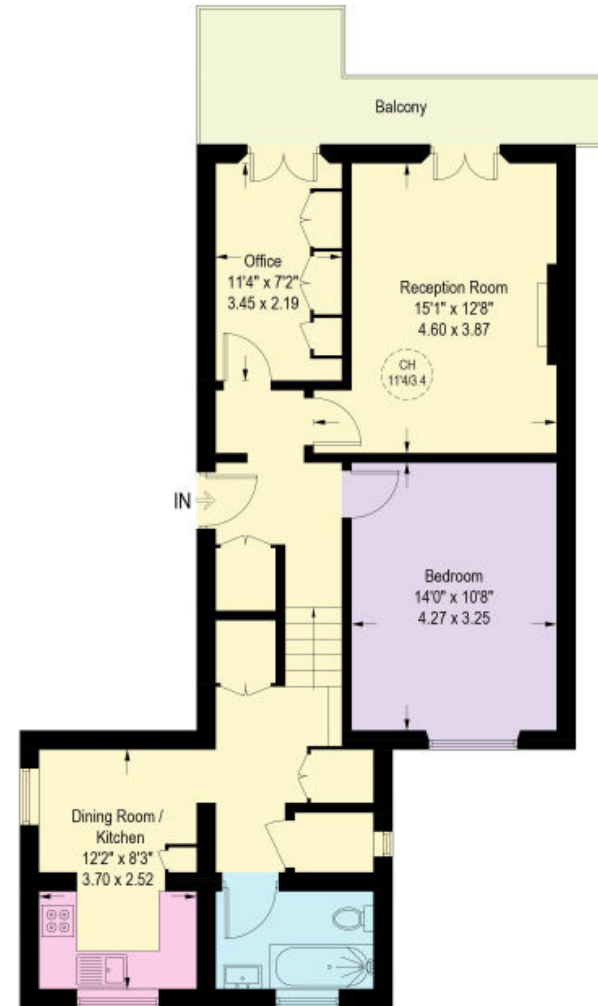




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**Approximate Gross Internal Floor Area
70.2 sq m / 756 sq ft**

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.



First 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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Particulars dated February 2025. Photographs and videos dated February 2025.

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