



Oakley Street, London SW3



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The property comprises a bright, spacious, west-facing reception-come-dining room with exceptional ceiling heights. The floor-to-ceiling windows flood the room with natural light. A well-appointed kitchen offers access to the property's terrace with a green outlook to the rear. Off the kitchen, there is a second reception room, which could be used flexibly as a TV snug, office or dining room. There is also a guest cloakroom with maximised under-stair storage. The second floor hosts a well-proportioned principal bedroom with en suite bathroom and walk-in wardrobe, a second, equally well-sized bedroom with built-in wardrobes and a family bathroom. The property further benefits from sole use of a separate office space which is accessed from the communal hallway.



Guide price: £1,995,000

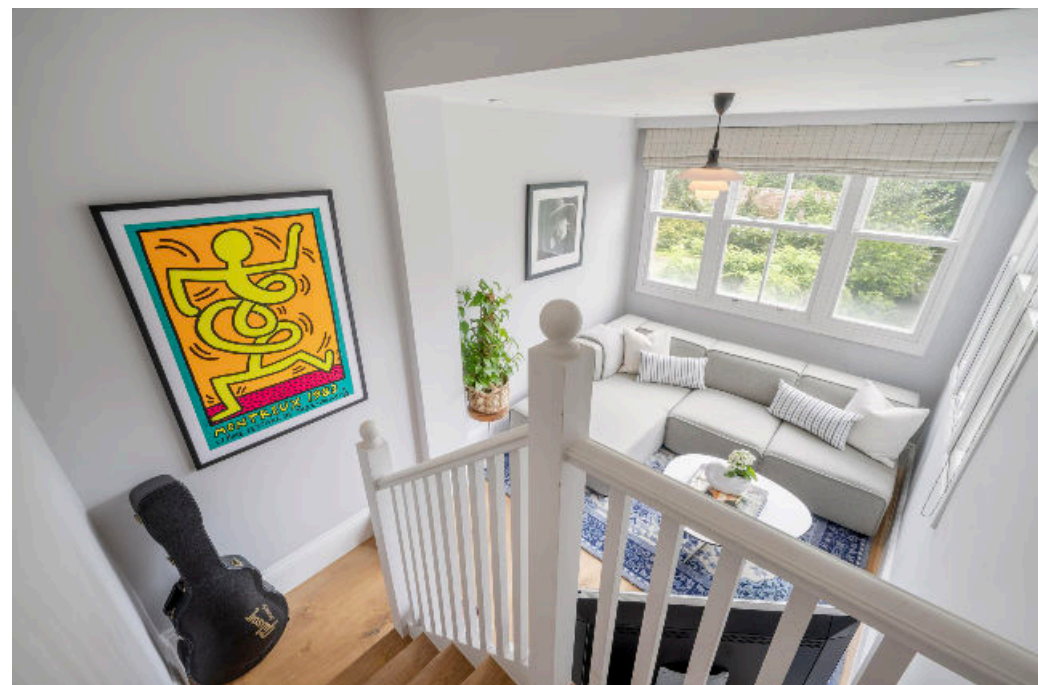
Tenure: Share of freehold plus leasehold, approximately 990 years remaining

Service charge: £2,320 per annum, reviewed every 1 year, next review due 2025

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: H



Location

Oakley Street is a residential street which runs south of Kings Road and north of Chelsea Embankment.

This apartment is ideally situated for the boutique shops, bars and restaurants which the iconic Kings Road has to offer.

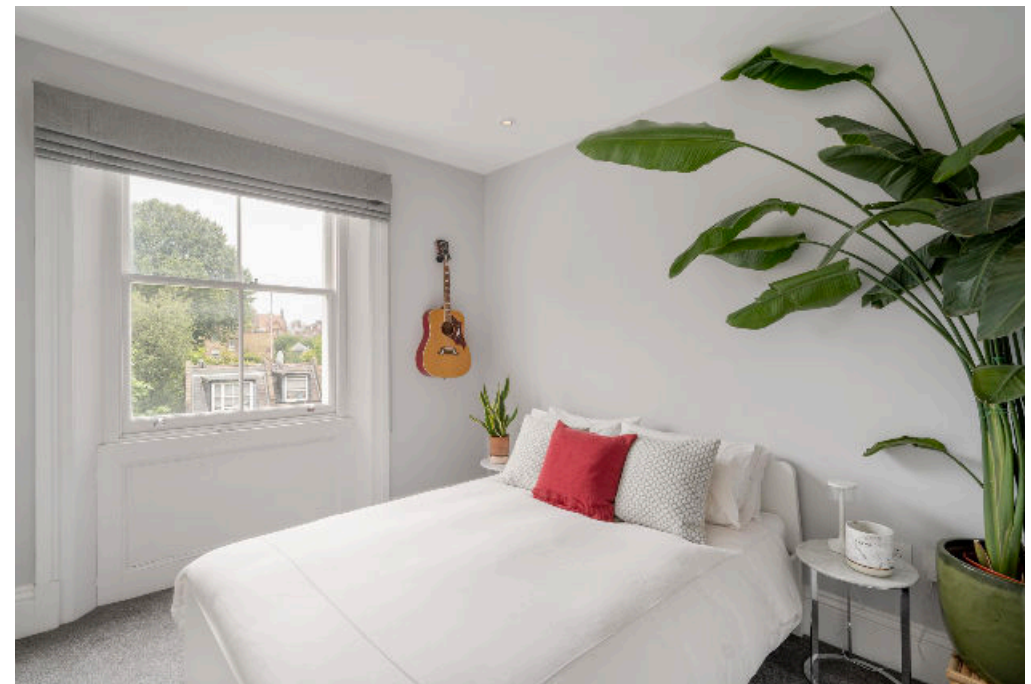
The Thames Path provides excellent walking and cycling routes and the wide open spaces of Battersea Park are within easy reach, which includes a boating lake and lakeside cafes, with a wide range of sports facilities.

The vibrant Kings Road provides a broad selection of shops, supermarkets, restaurants and bars.

South Kensington Underground Station (Piccadilly, District and Circle lines) is 0.8 miles away, and Sloane Square Underground Station (District and Circle lines) is 0.9 miles away.

There is a regular bus service along the Kings Road and from the end of Oakley Street to Victoria station.

*All distances are approximate.





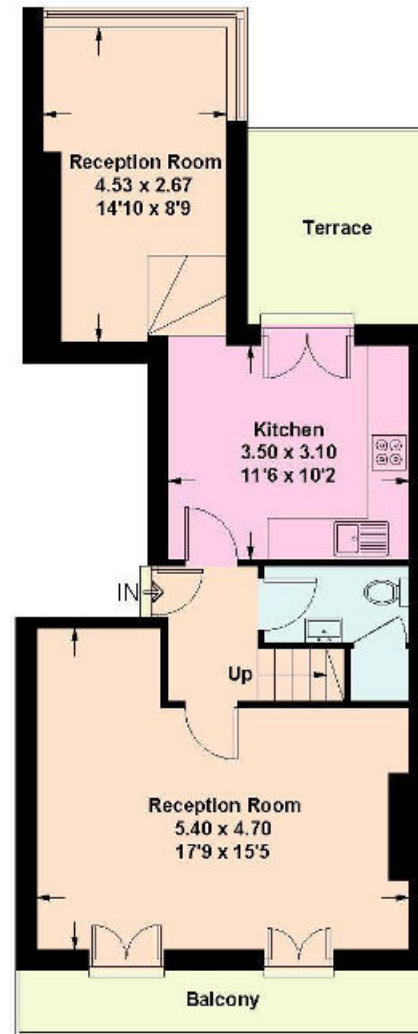
Oakley Street, SW3

Approximate Floor Area = 94.0 sq m / 1012.2 sq ft

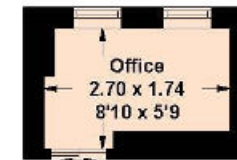
Office = 4.7 sq m / 50.7 sq ft

Total = 98.7 sq m / 1062.9 sq ft

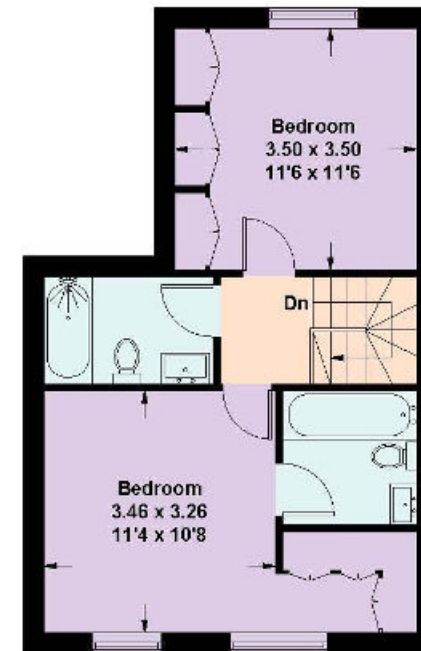
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Knight Frank
Chelsea
352A Kings Road
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We would be delighted to tell you more

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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 August 2024. Photographs and videos dated August 2024.

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