



Uverdale Road, London **SW10**

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This immaculate home has been extensively renovated by the current owners. The property comprises a raised ground floor, first floor and second floor. It boasts high ceilings and is abundantly light. The raised ground floor hosts a smart double reception room with feature fireplace, characterful cornicing and bespoke shelving. The reception room flows onto the modern kitchen, which in turn leads to the stylish, landscaped garden with a built-in seating area. Storage under the stairs has been maximised. The principal suite can be found on the first floor, with ample fitted wardrobes and an en suite bathroom. A second double bedroom with an en suite bathroom and a guest WC complete this floor. The second floor hosts two further bedrooms, with a family bathroom.



Guide price: £1,745,000

Tenure: Leasehold: approximately 177 years remaining

Service charge: £405.60 per annum, reviewed every 1 year, next review due 2025

Ground rent: £10 per annum, reviewed every 1 year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G



Location

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

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. Fulham Road and Hollywood Road are also conveniently located, with their array of supermarkets and cafes.

The area is also served by extensive bus routes.

*All distances are approximate.





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**Approximate Gross Internal Floor Area
139.7 sq m / 1504 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.



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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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