

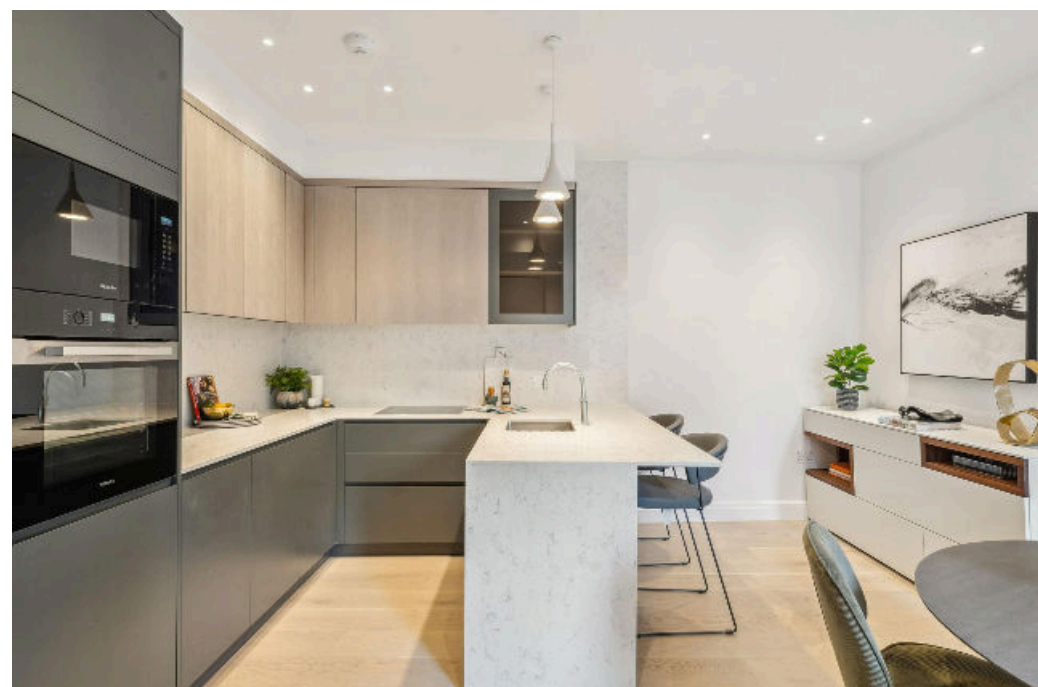


Old Church Street, Chelsea SW3

Old Church Street, Chelsea **SW3**

Situated in an idyllic position within close walking distance of the Kings Road and the banks of the River Thames, Old Church Street offers a rare opportunity to own an outstanding, recently constructed home in one of Chelsea's most exclusive addresses.

This superb two bedroom apartment is peacefully situated and offers a wonderful balance of entertaining and living spaces.



Guide price: £1,800,000

Tenure: Share of freehold plus leasehold, approximately 996 years remaining

Service charge: £5,000 per annum, reviewed every 1 year, next review due 2025

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G

Description

Situated over the ground and lower ground floors of a meticulously restored period building, the accommodation includes a delightful open-plan kitchen/dining room, which features sleek, wide-plank wooden floors. The bespoke fitted kitchen offers integrated Miele and Siemens appliances, with Consentino Silstone worktops and a bar seating area.

Downstairs, the spacious reception room also benefits from wooden flooring and provides access to a patio, which offers a cosy ambience. The bedrooms are peacefully situated and both are served by fitted wardrobes and beautifully appointed en-suite bathrooms. There is an additional WC situated off the hallway and the apartment benefits from underfloor heating throughout.

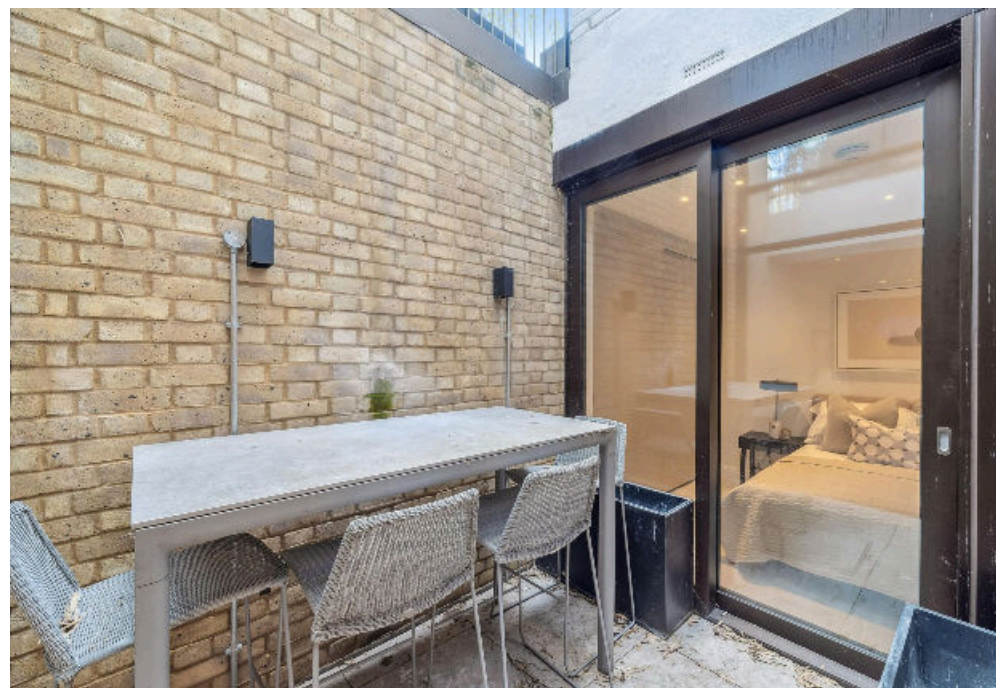
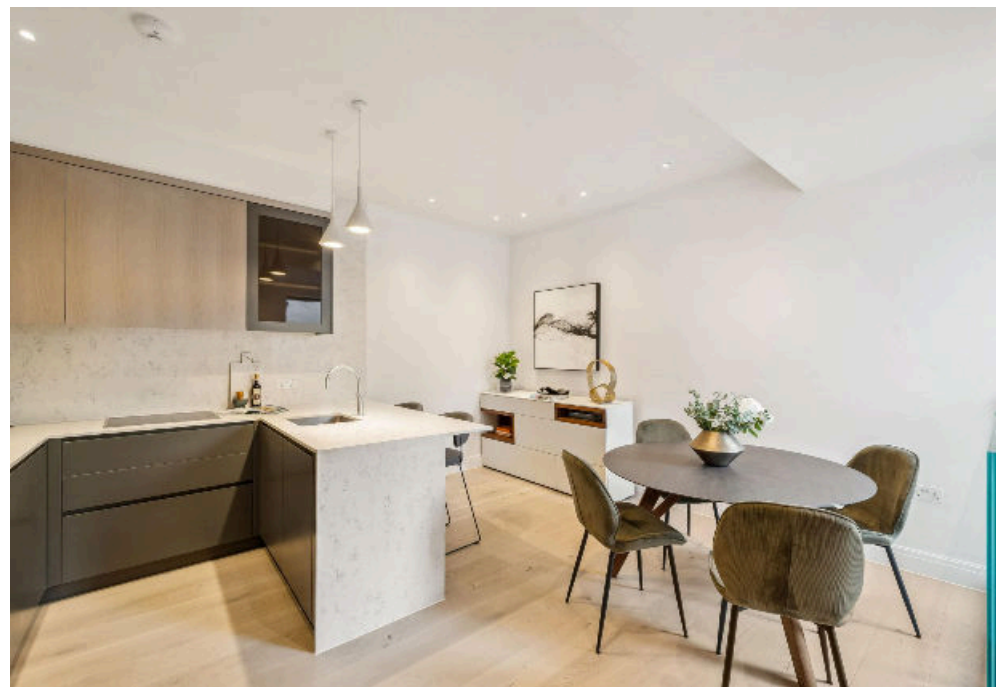
The apartment benefits from a new build, ten year warranty which expires in 2031.

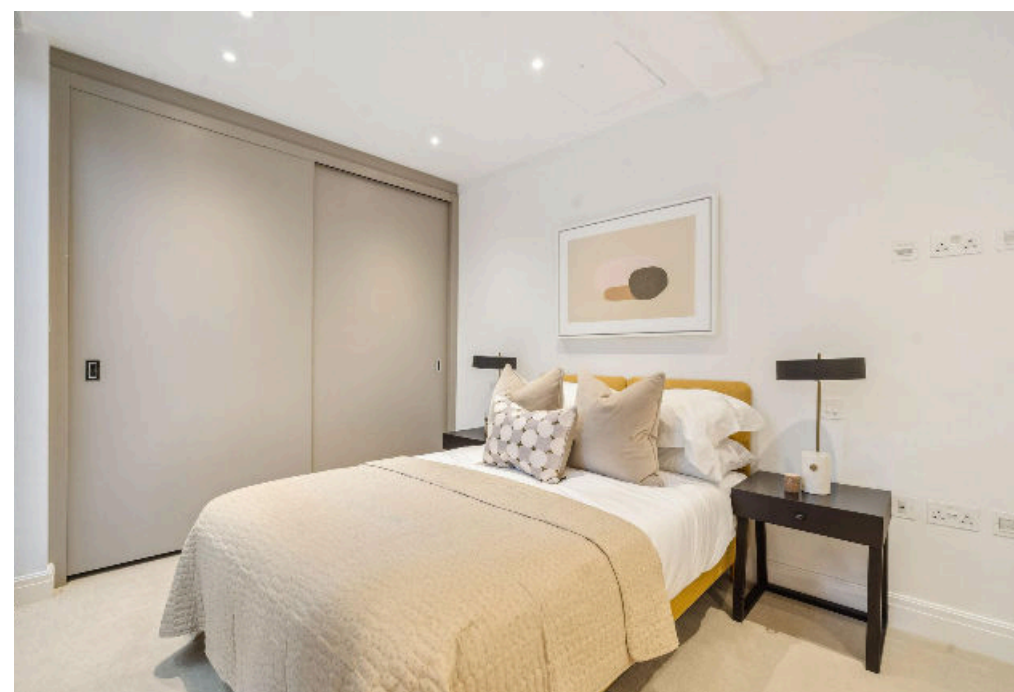
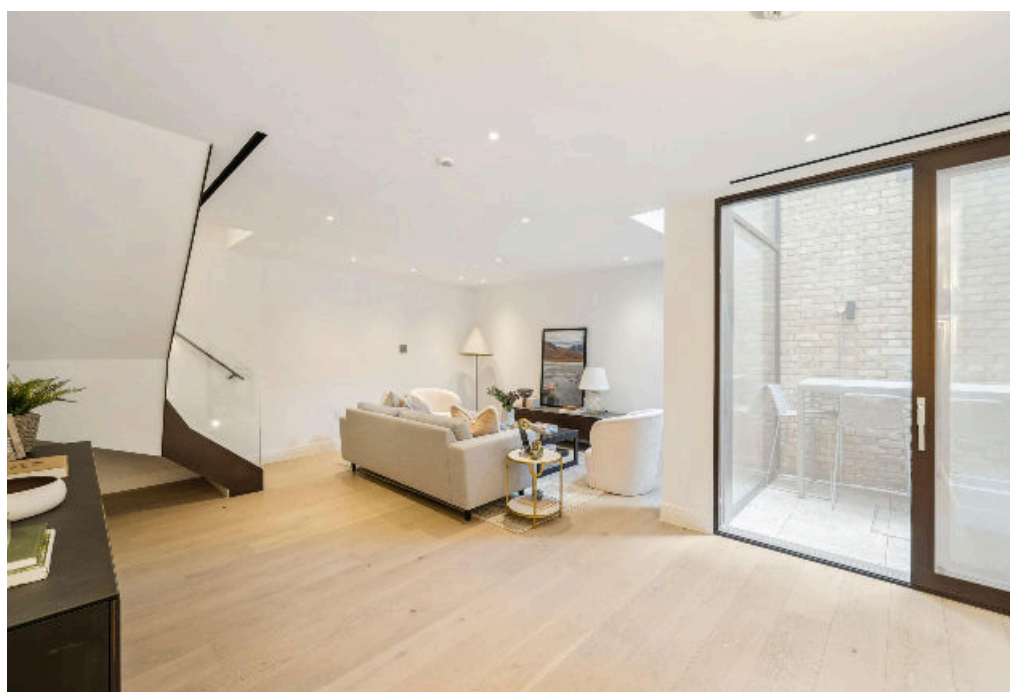
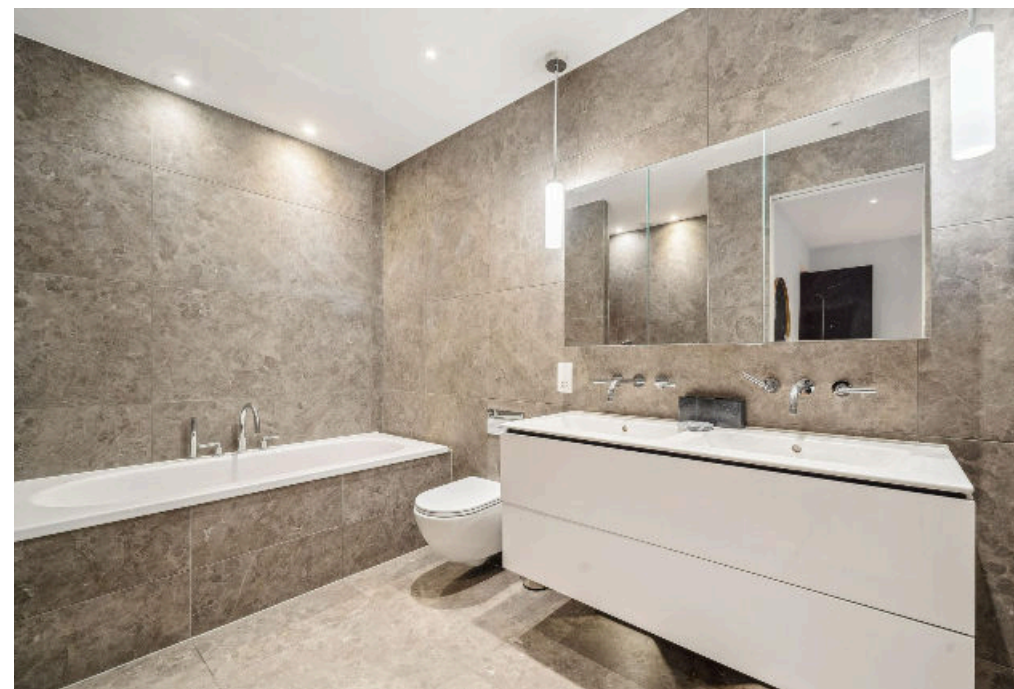
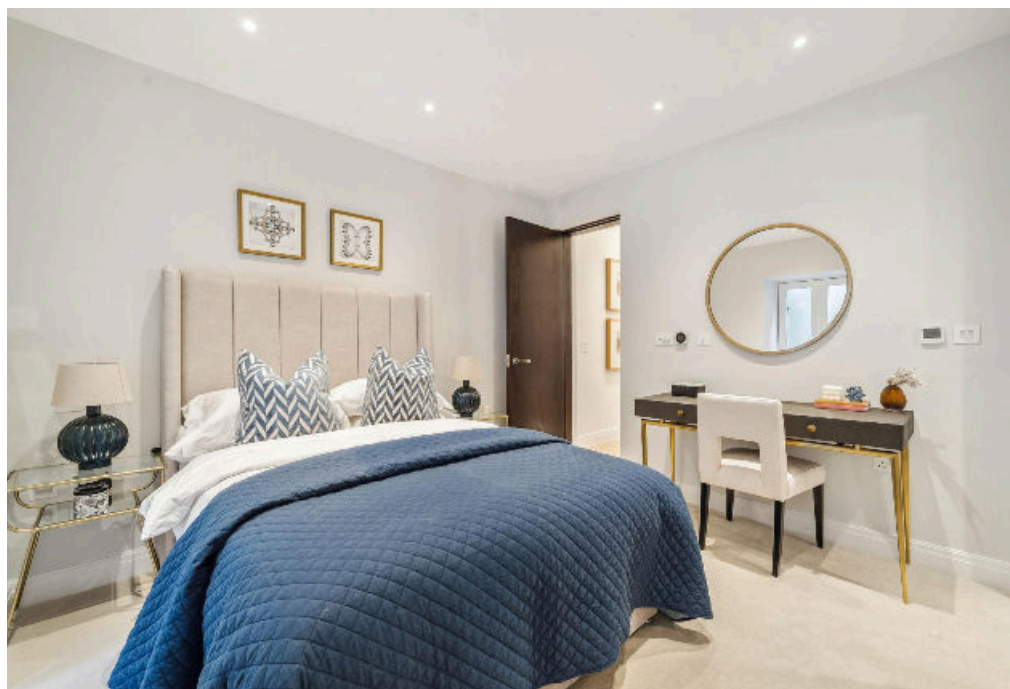
Location

Peacefully positioned on Old Church Street, this apartment is ideally situated for the Kings Road, with its stylish shops, bars and restaurants. 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.

South Kensington Underground Station (Piccadilly, District and Circle lines) is 0.9 miles away and Sloane Square tube station (District and Circle lines) is 1 mile away. Both Kings Road and Chelsea Embankment are served by a regular bus service.

*All distances are approximate.



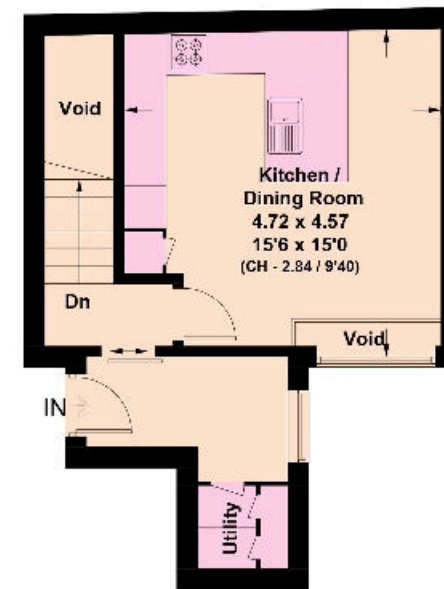
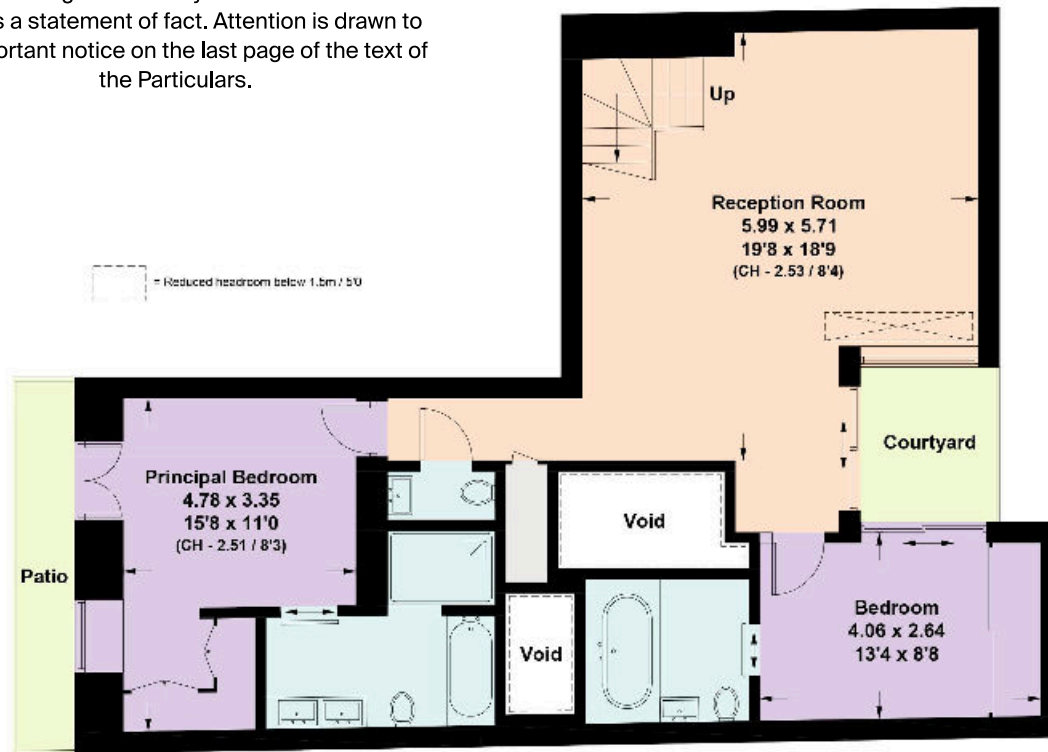


Old Church Street, SW3

Approximate Floor Area = 109.2 sq m / 1175 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft) & Voids



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.



Knight Frank
Chelsea
352A Kings Road
London
SW3 5UU
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Lower Ground Floor

I would be delighted to tell you more

Claire Mengham CA

020 3978 2462

claire.mengham@knightfrank.com

Ground Floor



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2023. Photographs and videos dated November 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.