



Ucperne Road, Chelsea **SW10**

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# Upcerne Road, Chelsea **SW10**

This is a generously proportioned, one bedroom apartment situated on the lower ground floor of a well-maintained, Victorian conversion.

The accommodation includes a wonderful reception room, which is perfect for entertaining and features an attractive fireplace. There is a separate, wellappointed kitchen, leading through to a fantastic dining room, which in turns provides access to a private patio. The bedroom is peacefully positioned and benefits from fitted wardrobes. The accommodation is completed by a shower room, which is accessed off the hallway.



**Guide price:** £435,000

**Tenure:** Leasehold: approximately 95 years remaining

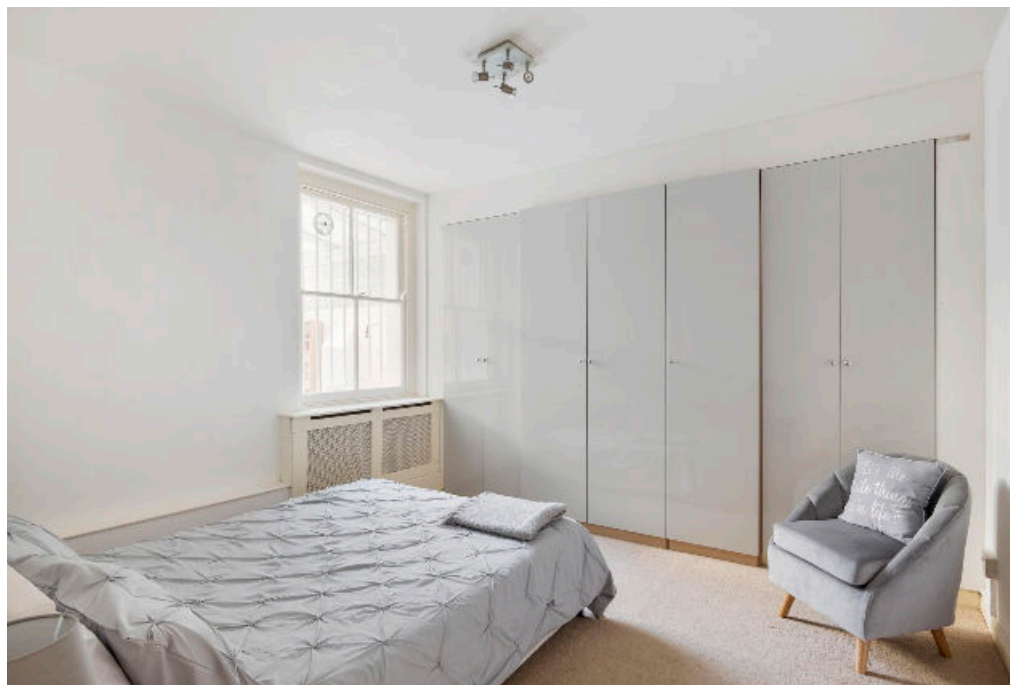
**Service charge:** £712.24 per annum, reviewed every 1 year, next review due 2025

**Ground rent:** £10.00 per annum, reviewed every 1 year, next review due 2025

**Local authority:** Royal Borough of Kensington & Chelsea

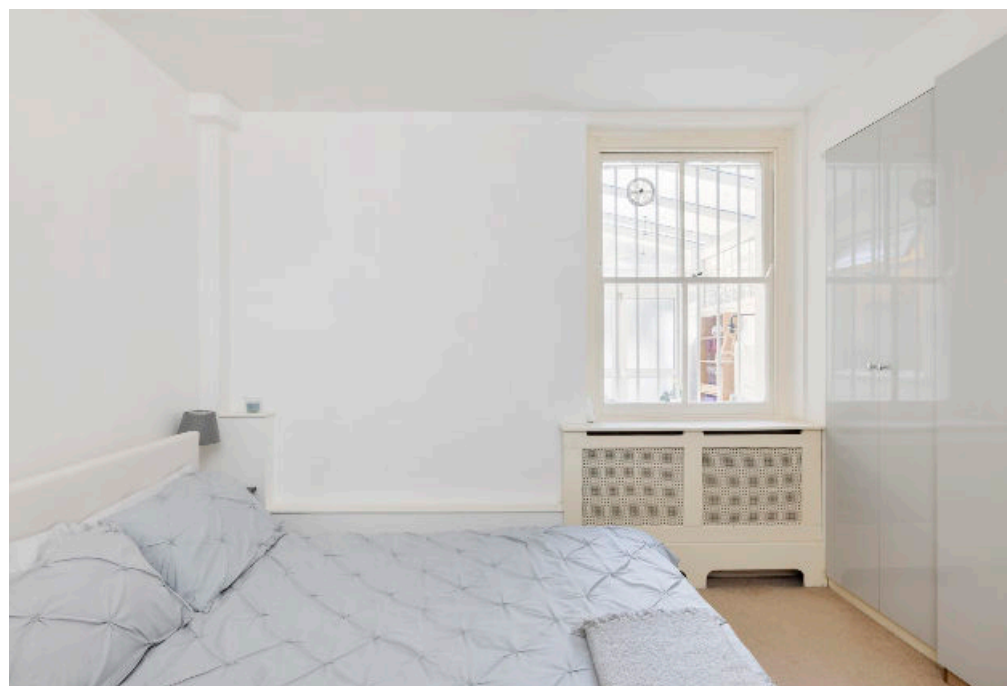
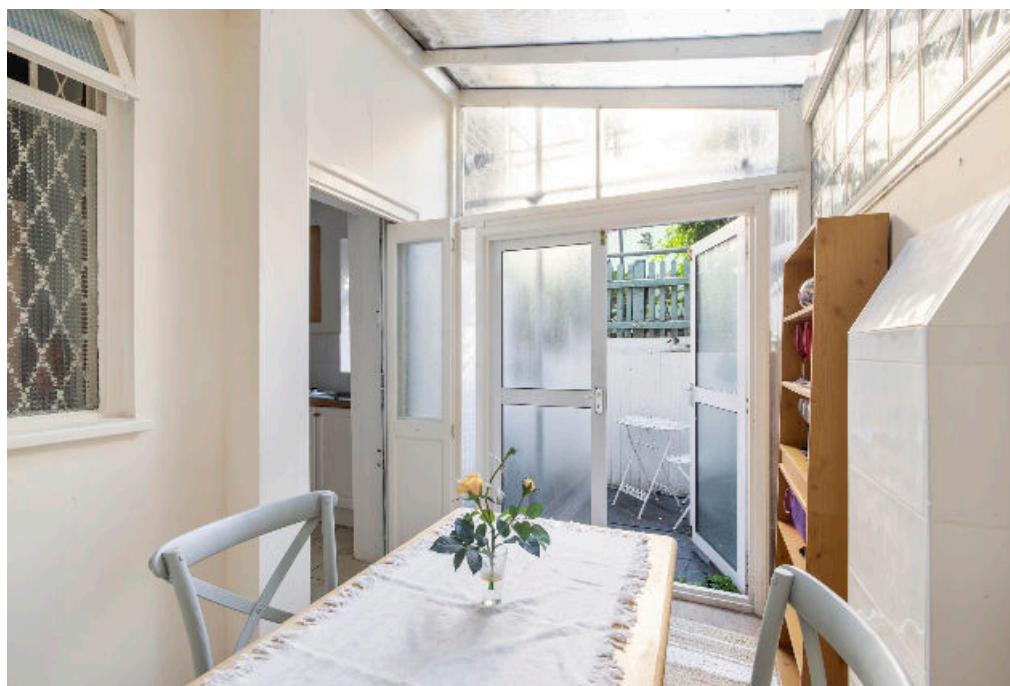
**Council tax band:** D





## Location

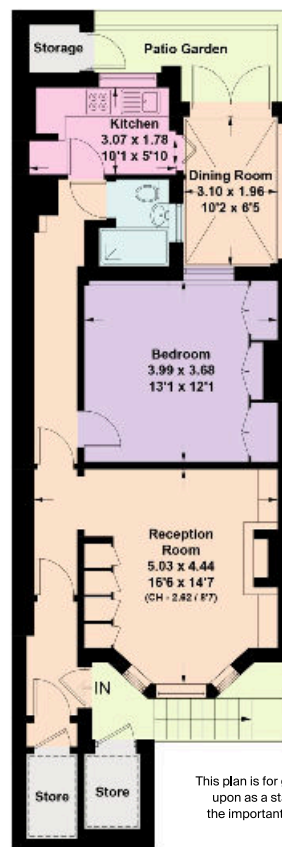
Upcerne Road is an attractive and peaceful residential street, situated approximately 0.3 miles from Imperial Wharf Station (Overground) and 0.6 miles from Fulham Broadway Underground Station (District Line). This home is conveniently located, close to the new Chelsea Waterfront development, which will provide incredible new local amenities. The Thames Path provides wonderful walking and cycling routes and Battersea Park, which offers tennis courts and sports facilities, is also within walking distance (all distances given are approximates).



## Uccerne Road, SW10

Approximate Floor Area = 81.4 sq m / 861 sq ft  
Stores / Storage = 5.1 sq m / 55 sq ft  
Total = 86.5 sq m / 916 sq ft  
Including Limited Use Area (3.7 sq m / 40 sq ft)

□ = Reduced head height below 1.5m



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.

### Lower Ground Floor

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I 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.

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 2022. Photographs and videos dated November 2022.

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