



Regency Terrace, London **SW7**

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# Regency Terrace

## London SW7

A beautifully presented three bedroom property featuring a decked terrace is situated on the first, second and third floors, offering a blend of modern living and traditional charm, located in the highly desirable Regency Terrace. The property has been thoughtfully designed to maximize both comfort and practicality, providing an ideal home family home.



**Guide price:** £2,150,000

**Tenure:** Leasehold: approximately 111 years remaining

**Service charge:** £1,430 per annum, reviewed every year, next review due 2025

**Ground rent:** £250 per annum, reviewed every year, next review due 2025

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

**Council tax band:** G



## Description

The first floor contains an open plan kitchen and reception area, offering a welcoming space for everyday living and entertaining. The second floor houses two well proportioned bedrooms, complemented by a family bathroom and a utility room for added convenience.

The third floor is dedicated to the principal suite, featuring a spacious bedroom, an adjoining dressing room, and a stylish en suite bathroom. With its well balanced layout and access to a decked terrace and communal spaces, this property presents an excellent opportunity to acquire a delightful family home.







## Location

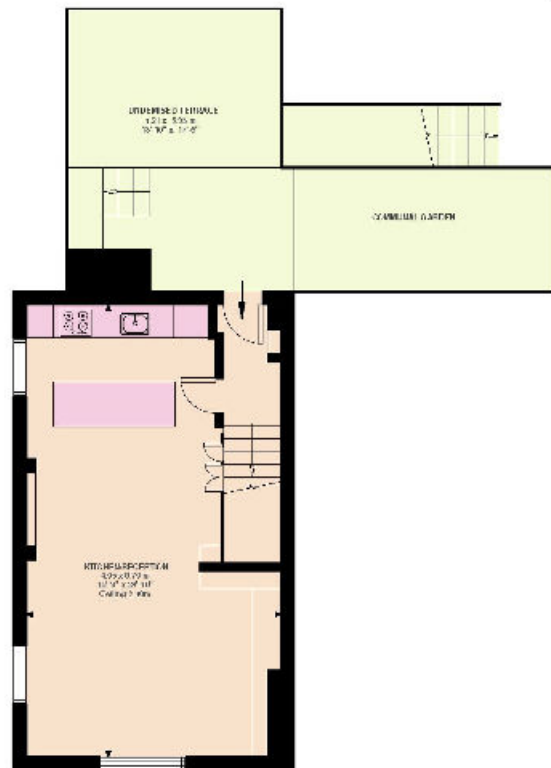
Regency Terrace is a charming residential address located in the heart of London. Known for its period architecture, this sought after location combines timeless elegance with modern convenience. Residents enjoy access to nearby boutique shops and a variety of dining options.

Well connected by public transport, it's perfect for professionals and families alike. The area offers a welcoming atmosphere with tree-lined streets and a vibrant local community.

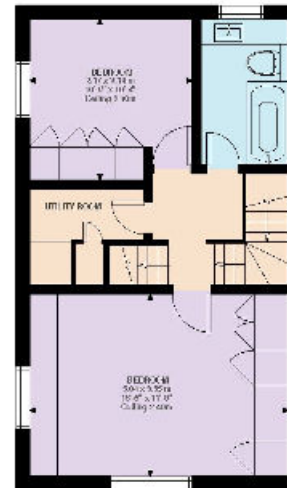


## Regency Terrace, SW7

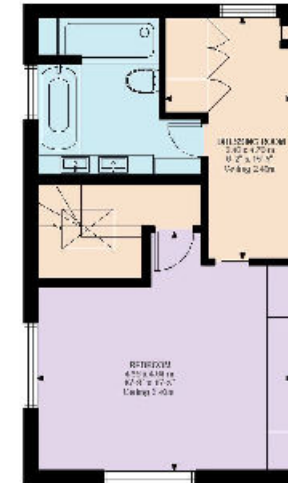
Approximate Gross Internal Area  
133.26 SQ.M / 1434 SQ.FT



First Floor  
468 ft<sup>2</sup>



Second Floor  
438 ft<sup>2</sup>



Third Floor  
478 ft<sup>2</sup>

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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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.

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Particulars dated November 2024. Photographs and videos dated November 2024.

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