



Redcliffe Gardens, London **SW10**



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This apartment has been renovated to an impeccable standard and is situated on the third and fourth floor of a period conversion building. The open-plan kitchen, living, dining room are bright, boasting three large south-westerly-facing windows, which flood the room with light. All windows are fitted with electric blinds. The modern kitchen is well-appointed, with excellent floor-to-ceiling and under-stair storage cupboards. The floor in the reception room has been dropped to maximise the ceiling heights, creating a truly impressive living space. The living room is complete with a stylish media unit with a biofuel fireplace. The separate dining room can be used flexibly to suit the future owners' needs. A guest WC completes this floor.



Guide price: £1,095,000

Tenure: Share of freehold plus leasehold, approximately 983 years remaining

Service charge: £2,880 per annum, reviewed every 1 year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F



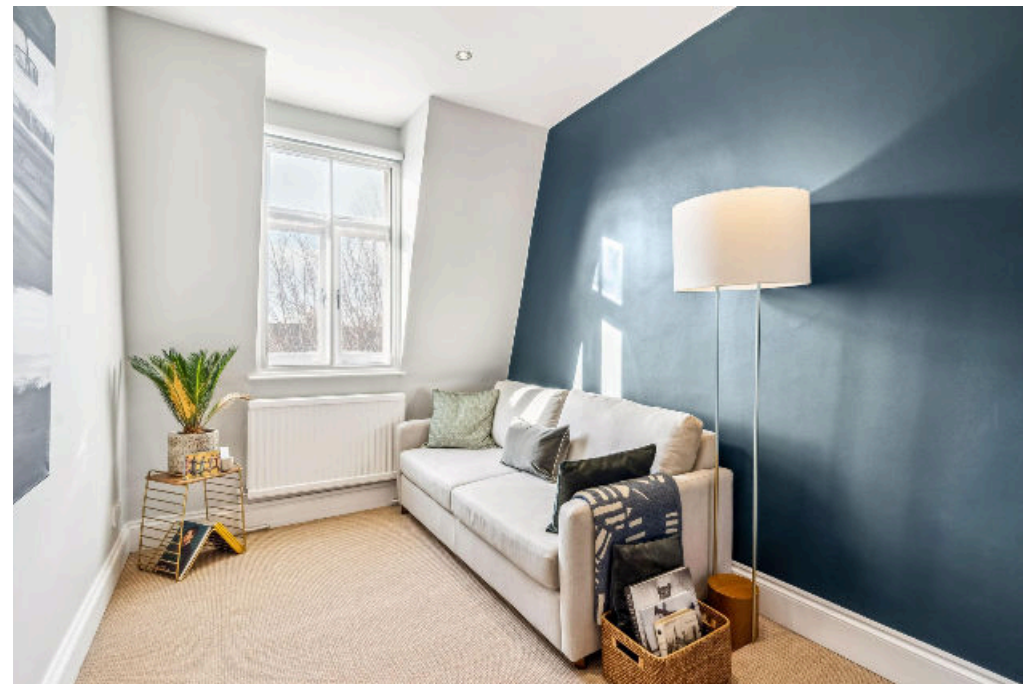


Upstairs, there are two double bedrooms, both with fitted wardrobes and benefit from having electric blinds. A stylish, newly refurbished bathroom sits between the bedrooms.

Location

Redcliffe Gardens is located within the enviable Boltons Conservation area of Chelsea. There are a wide range of amenities within close proximity; Hollywood Road and Fulham Road offer an array of supermarkets, cafes and restaurants and the vibrant Kings Road provides a broad selection of luxury and boutique shops and bars. The nearby regeneration of Earl's Court is also underway. There are plenty of green spaces within easy reach including Brompton Cemetery, with its excellent walking, jogging and cycling routes and Battersea Park with its lakeside café and wide range of sporting facilities. The Thames Path offers riverside walks along the Chelsea Embankment. Earls Court Underground Station (Piccadilly and District lines) and West Brompton Station (District line and Overground) are both located 0.5 miles away.

*All distances are approximate.



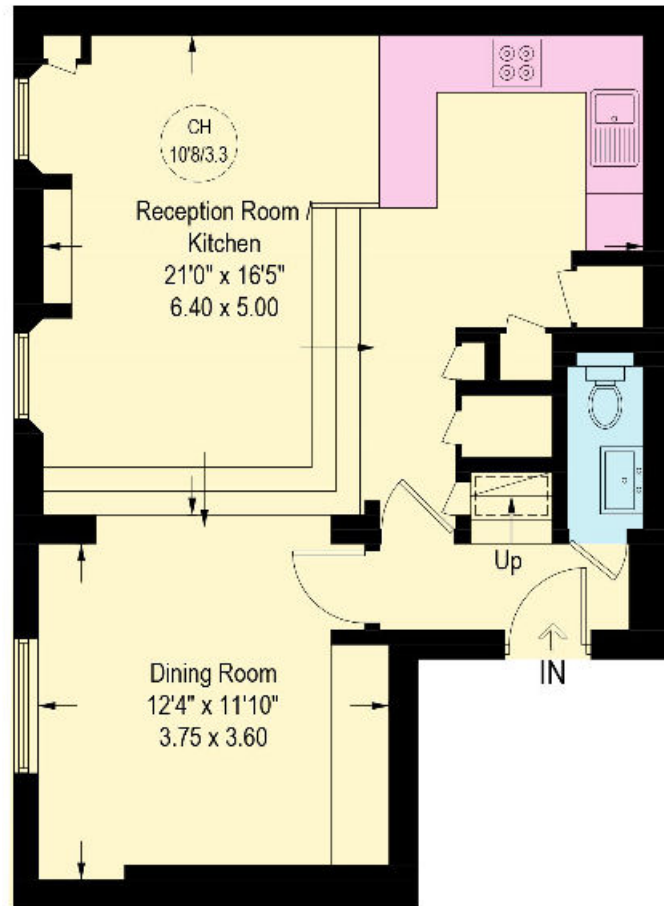


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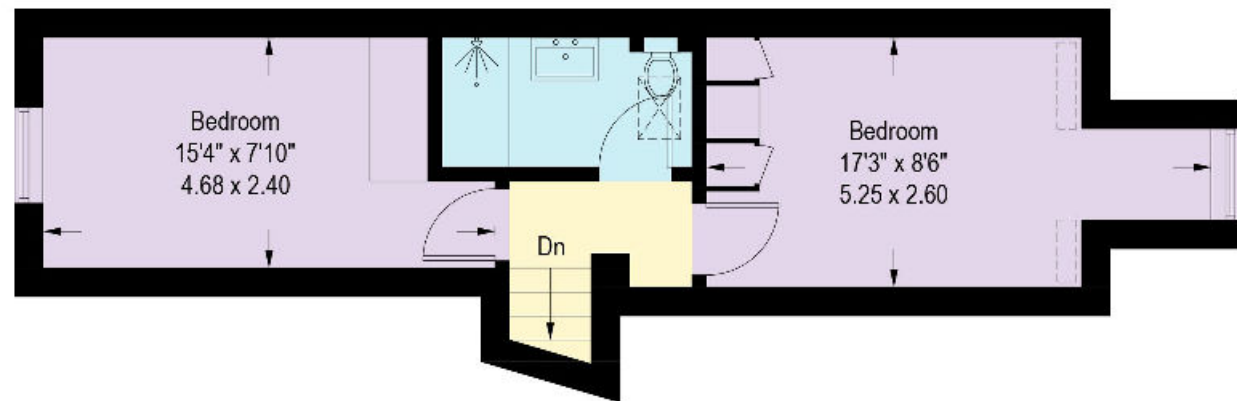
**Approximate Gross Internal Floor Area
77.7 sq m / 836 sq ft**

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.

 = Reduce head height below 1.5m



Third Floor



Fourth Floor

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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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