



11 B Cheyne Place

OBARD



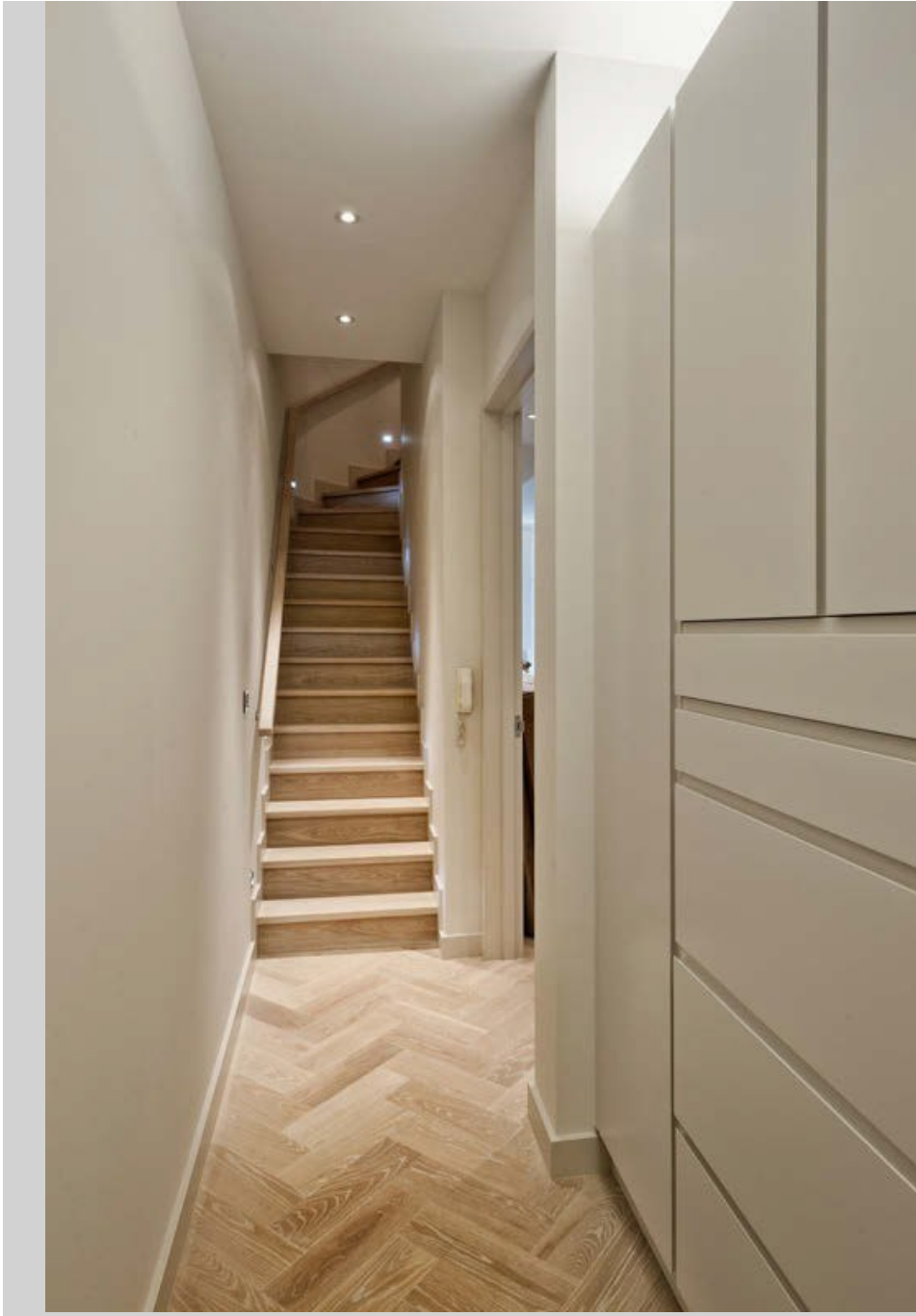
A beautifully presented three bedroom apartment in the heart of Chelsea with exceptional south-facing views over The Physic Garden towards the river. The property has been interior designed in a clean and contemporary style, and boasts a large open-plan reception/ dining room with high ceilings and fireplace.

There is a generous principle suite with built-in storage a walk in shower, a good size second bedroom and a flexible third. The Kings Road and Sloane Square tube station are a short walk away.

- Prime Location
- Garden views
 - Lift
 - Balcony
- Excellent Condition







Flat B, 11-13 Cheyne Place
Kensington, London SW3

Approximate Gross Internal Floor Area
1422 sq ft / 132.1 sq m

APPROXIMATE GROSS INTERNAL AREA

1422 sq ft / 132.1 sq m

GUIDE PRICE

£3.45m

TENURE

Leasehold plus Share of Freehold
(approx. 944 years remaining)

GROUND RENT

Peppercorn

SERVICE CHARGE

£7,249.76 pa

LOCAL AUTHORITY

The Royal Borough of
Kensington and
Chelsea

COUNCIL TAX

BAND G

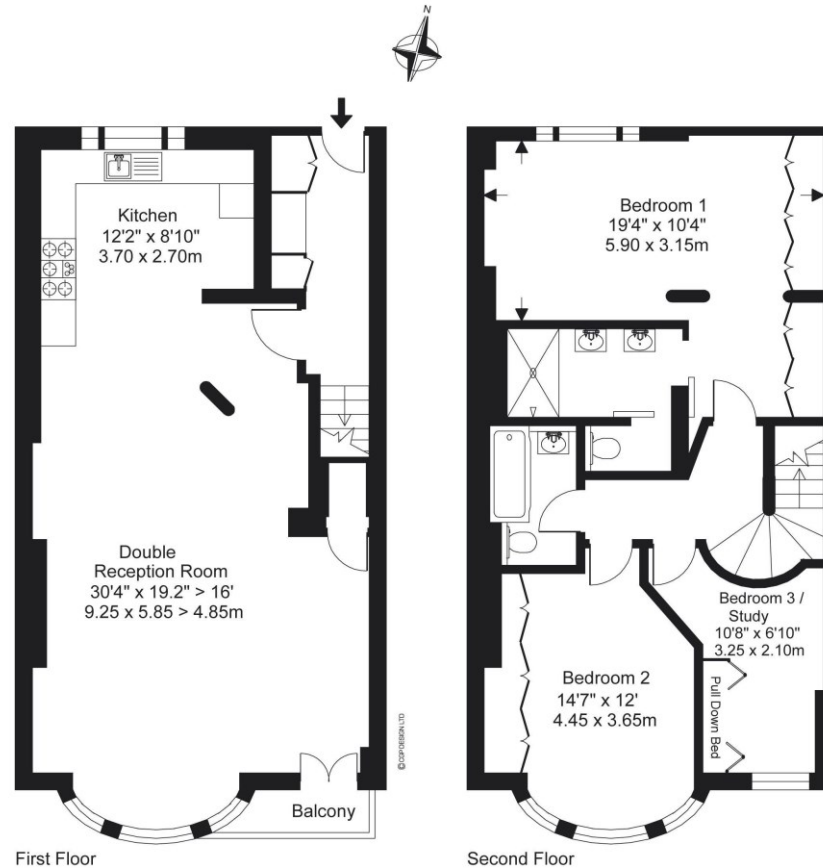


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION.

OBBARD

+44 (0)20 7349 8920

info@obbard.co.uk

The Yacht Club, Chelsea

Harbour London SW10 OXA

obbard.co.uk

Important Notice: Obbard, its clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Obbard have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 06/10/22 OBBARD-220925-13GG

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		