

LCP/PrivateOffice

est.1990

Elm Park Gardens, London SW10
Asking Price £1,200,000 STC



Description

This well proportioned two bedroom garden flat with its own street entrance is situated in the preferred red brick terrace of Elm Park Gardens, which has access to the ever immaculate communal gardens square.

The property features two very comfortable double bedrooms both with ensuite bathrooms, a light west facing reception room with space for dining, a fully fitted kitchen, guest WC and a small patio garden,

Elm Park Gardens is an exceedingly popular garden square with the instant appeal of convenience being within walking distance of both Gloucester Road and South Kensington tube stations as well as all the excellent shops, restaurants and cinema that the nearby Fulham Road has to offer.

Accommodation

Garden Flat : Reception Room : Fully Fitted Kitchen : Master Bedroom : Ensuite Shower : Second Double Bedroom Ensuite Bathroom : Guest WC : Patio Garden - 1,134 sq/ft (105 sqm)

Asking Price	£1,200,000 STC
Lease	Approximately 117 years remaining
Service Charge	£1,200 per annum (approx.)
Ground Rent	£100pa
Council Tax	RBK&C Band F

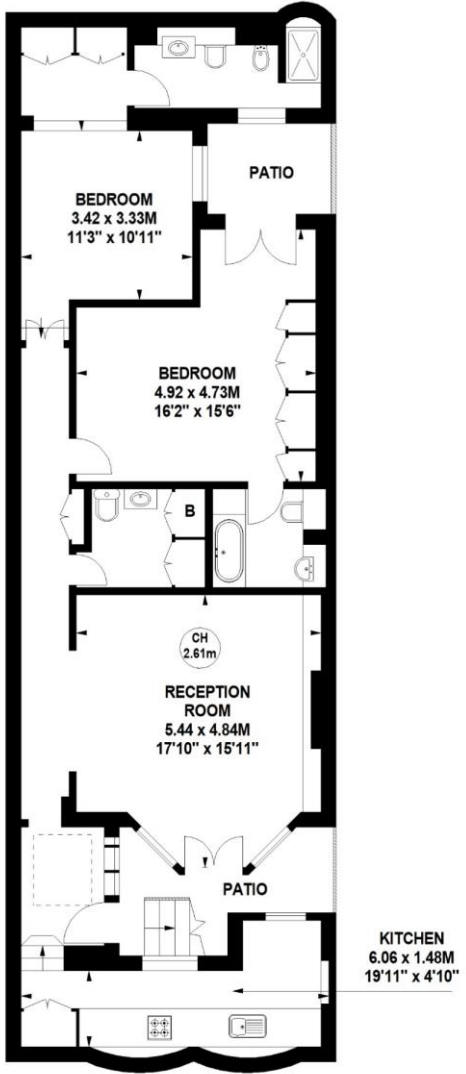
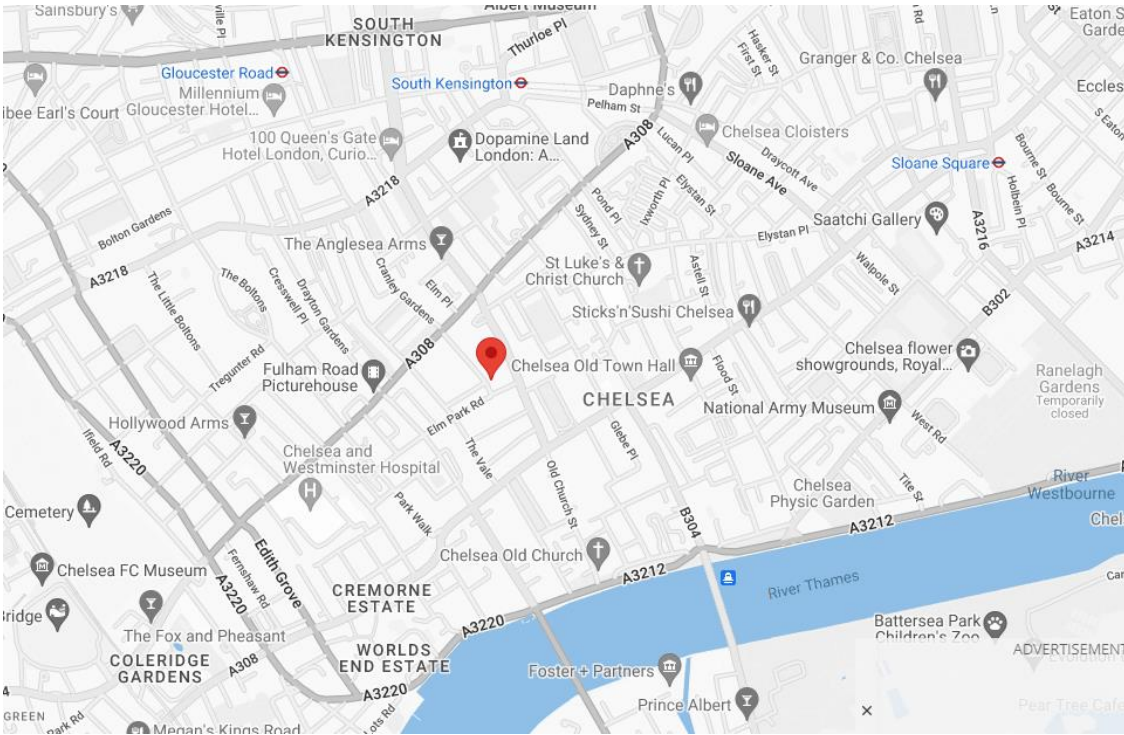
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Approximate Gross Internal Area

105.35 sq m / 1134 sq ft



Key :
CH - Ceiling Height



Lower Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note none of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only



LCP House, Ogle Street, London W1W 6HU
sales@lcprivate.com
020 7723 1733



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