

# LCP/PrivateOffice

est.1990

Cheyne Place, Chelsea SW3  
Asking Price £625,000 STC



## Description

A super one bedroom flat situated on the ground floor of an attractive purpose built Art Deco block with resident porter.

The property is presented in good order and comprises a bright reception room, separate kitchen, bedroom with fitted wardrobes and a bathroom.

The property is conveniently located between the River Thames and the King's Road, close to world class shopping, restaurants and local transport. Battersea Park is also just across the river.



## Accommodation

Kitchen | Reception Room | Bedroom | Bathroom | Porter |  
442 sq ft (41 sq m)

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Porter | 442 sq ft (41 sq m)

**Asking Price**

£625,000 STC

**Lease**

135 years remaining

**Service Charge**

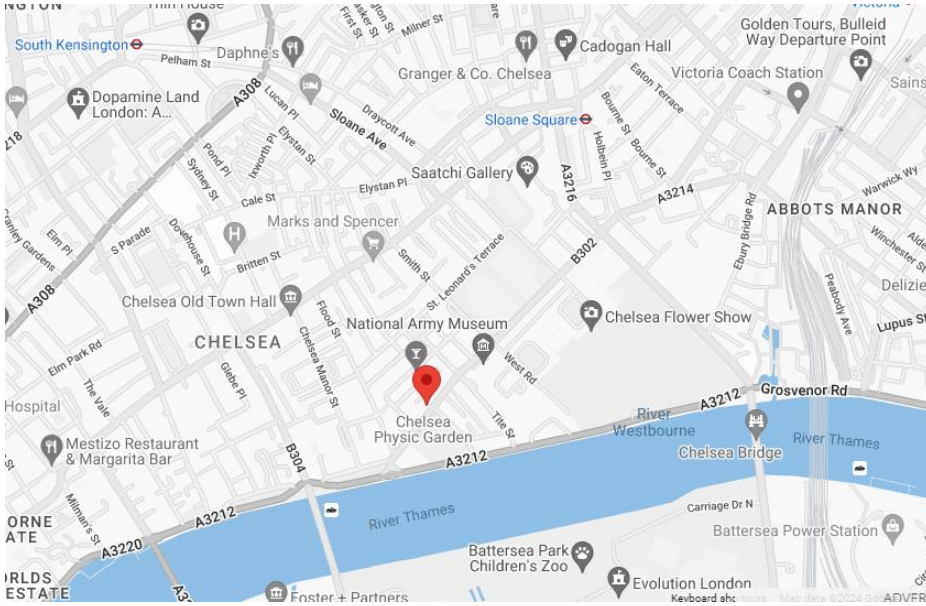
£4,904 per annum (inc. reserves)

**Ground Rent**

Peppercorn

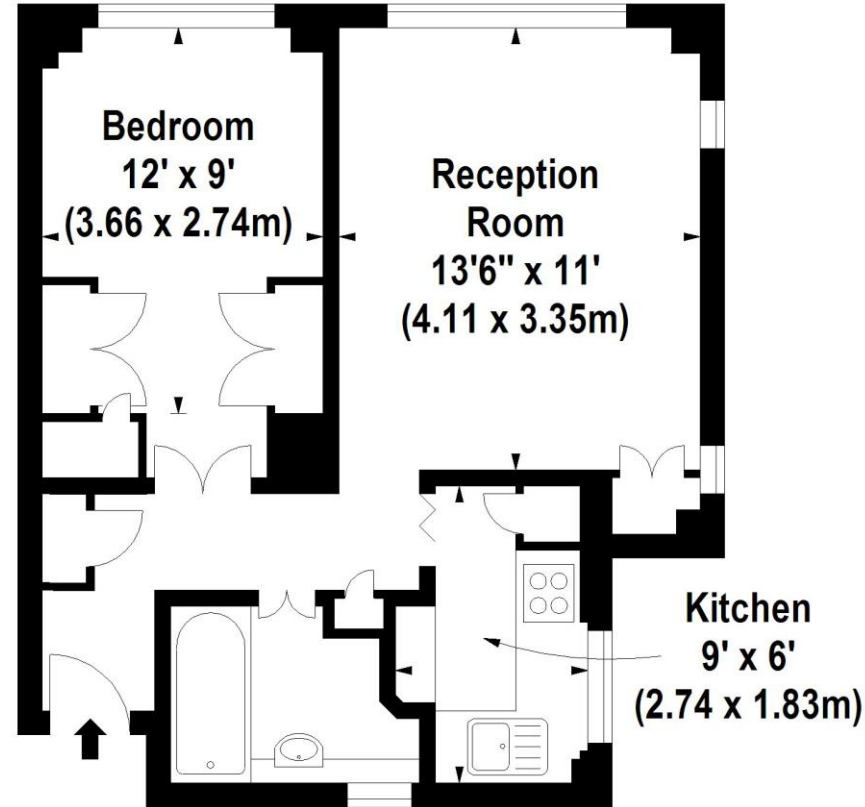
**Council Tax**

RBK&C Band E



# Cheyne Place, SW3

Approx. Gross Internal Area \*  
442 Sq Ft - 41.06 Sq M



This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D	67	68
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E	53	54
(21 - 38)	F		
(1 - 20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Raised Ground Floor



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020 7723 1733





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