



ST LOO COURT · CHELSEA SW3



An outstanding three-bedroom apartment on the first floor (with lift) of a sought-after, handsome red-brick mansion block.



3 2 1 2 EPC D







The apartment offers open-plan lateral living with an abundance of natural light, a short walk from the Kings Road.

The kitchen, dining area and drawing room have a southerly aspect overlooking a quiet residential street. French doors open onto a pair of balconies from both the kitchen and drawing room. Double pocket doors allow for the kitchen to be divided off from the spacious reception room. Adjoining the modern fully fitted kitchen is a dining area set into a bay window with the elegant drawing room beyond providing the perfect space in which to relax or entertain.

Quietly positioned at the rear is a good principal bedroom, with built-in storage and an en-suite bathroom. There are two further double bedrooms, supported by a good-sized shower room with walk-in shower. There is also a very practical utility cupboard which houses the boiler.

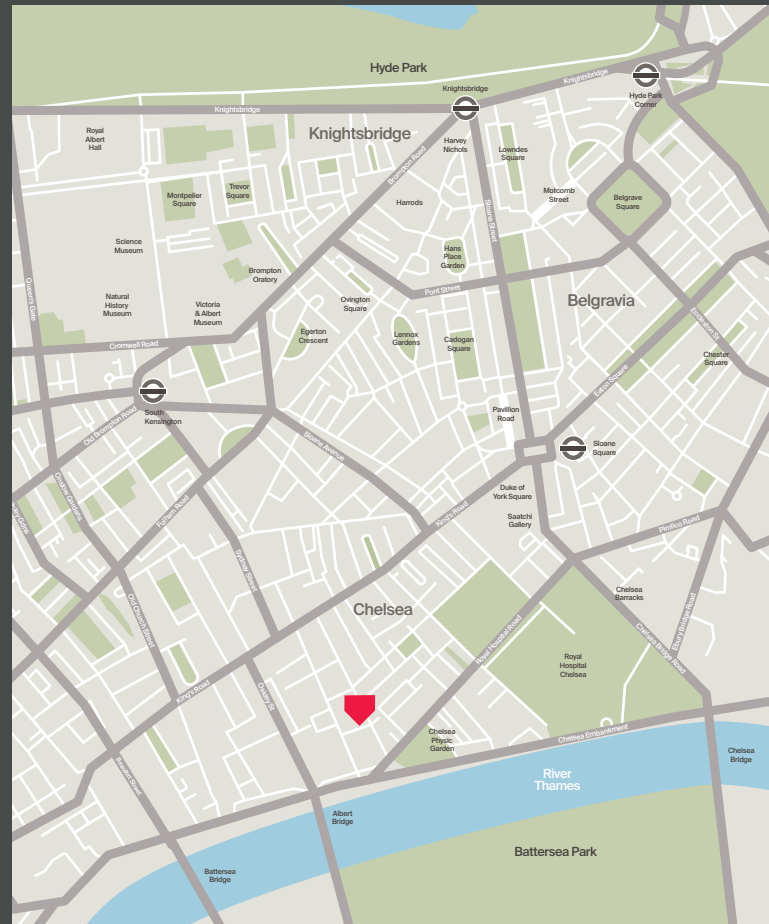
Having been subject to refurbishment during the present ownership, the flat is very well presented and could be moved into with little further expense. The building benefits from a caretaker and the apartment has underfloor heating.





Location

St Loo Court is a popular purpose-built mansion block, peacefully located in the heart of Chelsea. Close by are the shops, bars and restaurants of the Kings Road and beyond. Sloane Square station (District and Circle lines) is within easy distance, as is the Chelsea Physic Garden. The green open spaces of Battersea Park, are a short distance across Albert Bridge.



Area

Approximate Area
1,508 sq ft / 140.1 sq m including limited use area 21 sq ft / 2.0 sq m

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.

Terms

Tenure
Lease with approximately 970 years and 8 months remaining (999 years from 11.04.1995) plus a share in the freehold

Guide Price
£2,950,000

Service Charge
£9,231.20 for the year to 25th December, reviewed annually

Ground Rent
Peppercorn

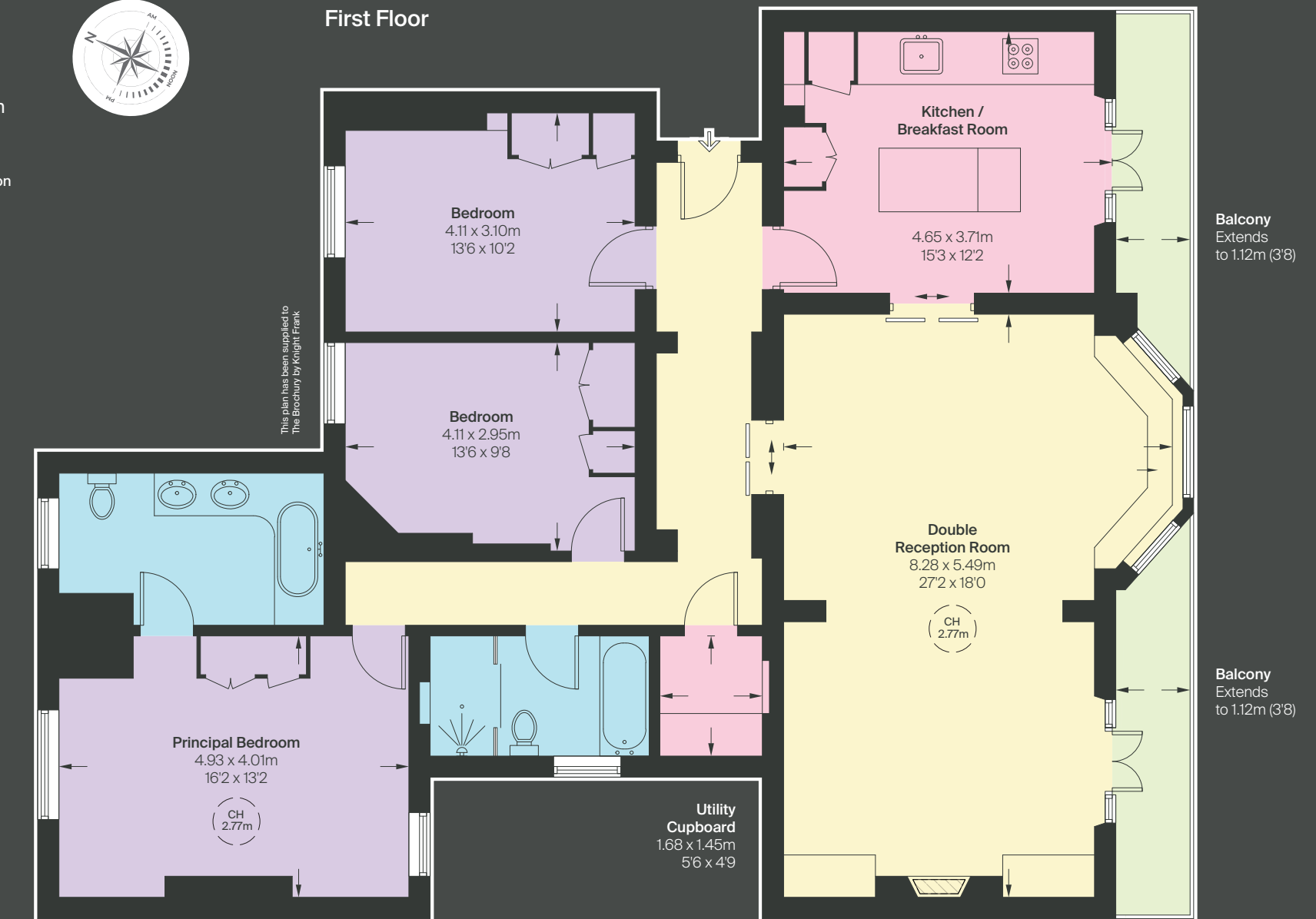
Local Authority
Royal Borough of Kensington & Chelsea

Council Tax
Band H

EPC
Rating D



First 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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Particulars dated August 2023. Photographs dated August 2023.

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