



Cranmer Court  
Chelsea SW3

A fantastic 1-bedroom apartment on the 7th floor (with lift), offering outstanding views and a good layout, in a sought – after building with portorage.



### Accommodation and Amenities

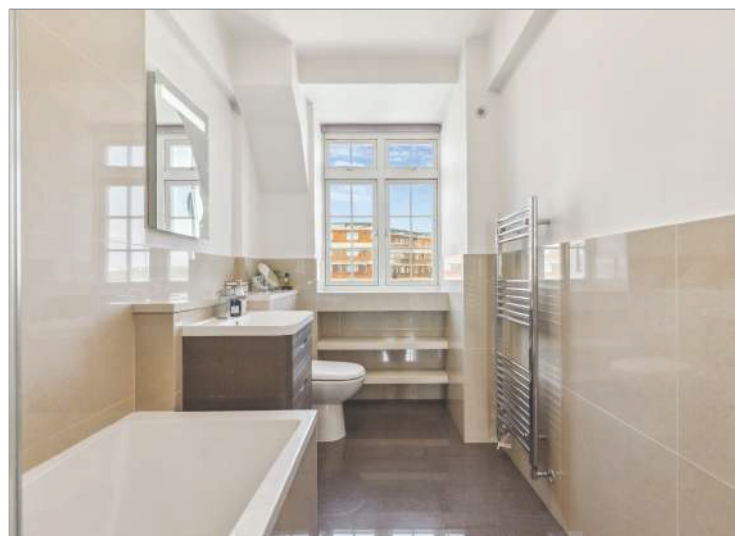
- EXCELLENT CONDITION
- LIFT
- PORTER
- WONDERFUL VIEWS

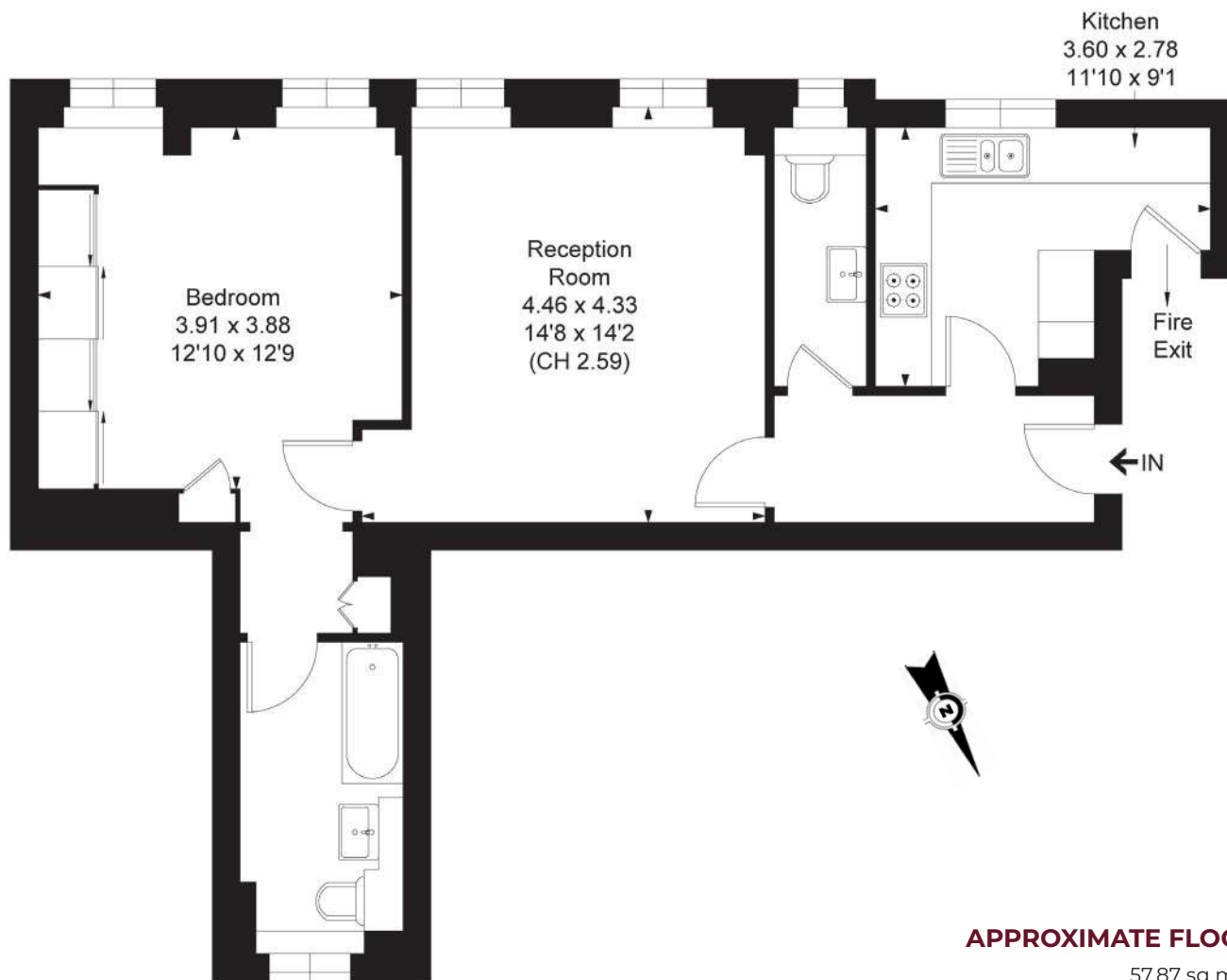


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The flat is entered into a hallway and to the right is a fully fitted kitchen with east facing views. Adjacent is a well-located guest cloakroom. Centrally located is a reception room with two windows meaning that this space is very bright. To the far end is a double bedroom with built-in cupboards and again, two east facing windows. This room also benefits from an en-suite bathroom. The flat also benefits from 1 storage rooms on the top floor, additional storage rooms can also be purchased upon separate negotiation.

Cranmer Court is a purpose-built block of flats in the heart of Chelsea which benefits from portage and an excellent location. Within a short walk are the world – class amenities to be found in Chelsea, Knightsbridge and South Kensington, as well as easy access to excellent transport links.





Seventh Floor

#### APPROXIMATE FLOOR AREA

57.87 sq m / 623 sq ft

#### TERMS

**Asking Price** £825,000

**Tenure** Leasehold, expires April 2141  
therefore approximately 116 years remain

**Service Charge** £7,439.70 per annum  
including contribution to reserve fund

**EPC** E

**Council Tax Band** F

**Local Authority** The Royal Borough of  
Kensington and Chelsea

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