



**31 KINGS COURT SOUTH,, CHELSEA, LONDON, SW3 5EG**

**£649,000**

- NO ONWARD CHAIN
- LIVE IN PORTER
- PRIVATE BALCONY
- 0.5 MILES TO SOUTH KENSINGTON STATION
- 1 MINUTE WALK TO SHOPS, RESTAURANTS, CAFES
- LIFT IN BLOCK
- COMMUNAL ROSE GARDENS
- LONG LEASE
- NEWLY REDECORATED

# 31 KINGS COURT SOUTH,, CHELSEA SW35EG

\*\*VERY BRIGHT AND SPACIOUS ONE BEDROOM FLAT ON THE 3RD FLOOR WITH PRIVATE BALCONY, LIFT AND PORTER IN BLOCK ONLY 0.5 MILES TO SOUTH KENSINGTON STATION\*\*



Council Tax Band: E



A really bright and generously proportioned one bedroom apartment located on the third floor of this beautiful red brick building in the heart of Chelsea. The property benefits from its own private balcony and there is a live in porter and lift within the building.

There is lots of light once inside the apartment as there are dual aspect views as well as access onto the balcony from both the reception room and bedroom. The property has been reconfigured to create a larger than average bathroom off the corridor, as well as a small separate kitchen that opens out onto the reception room.

The property is very centrally located, just off the Kings Road, so is walking distance from numerous eateries and cafes, including The Ivy which is literally adjacent, as well as being very well positioned for connections, with the nearest train station being only 0.5 miles away at South Kensington.

There are no onward chain complications, and the flat has just been decorated throughout. There is a communal rose garden on the ground floor and space can be arranged for bike storage within the gardens.

#### Important information

Council tax: Band E (£1,918.23 for 2025/26)

Borough of Kensington and Chelsea

EPC: Band D

Leasehold: 981 years remaining on the lease (plus share in the company that purchased the head lease)

Ground rent £200 per year

Service Charge includes hot water and heating, portage, lift and buildings insurance.

Managing agent is Smith Waters (Jamie Fowler) of Panton St. Haymarket.

Gas cooking Hob

Central Heating

Private balcony

New gas boiler for the 2 blocks ( 82 flats) was installed in 2023 which provides hot water and heating

#### STATIONS (\*straight line distances)

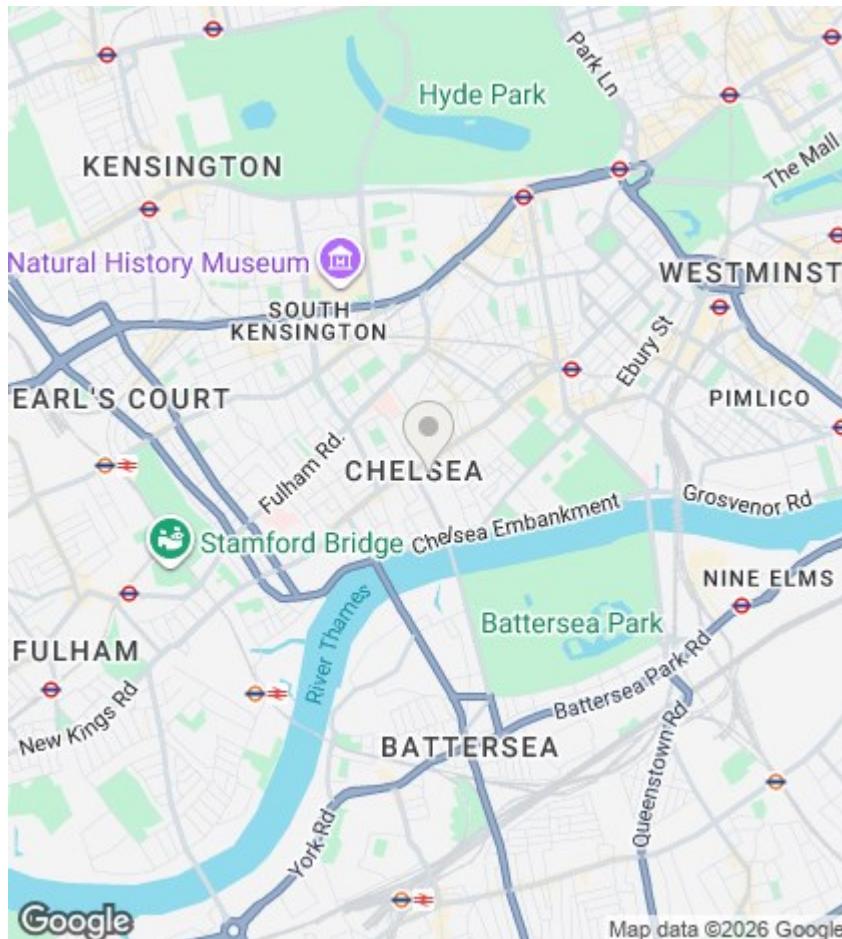
0.5 miles to South Kensington Station

0.7 miles to Sloane Square Station

0.8 miles to Gloucester Road Station

#### Legal Note

\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract.



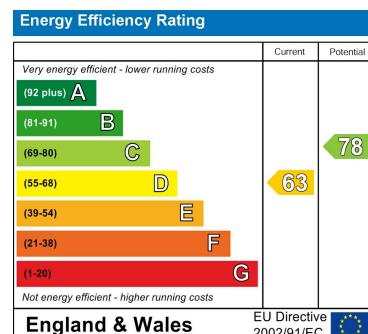
## Directions

## Viewings

Viewings by arrangement only. Call 01753852226 to make an appointment.

## EPC Rating:

D

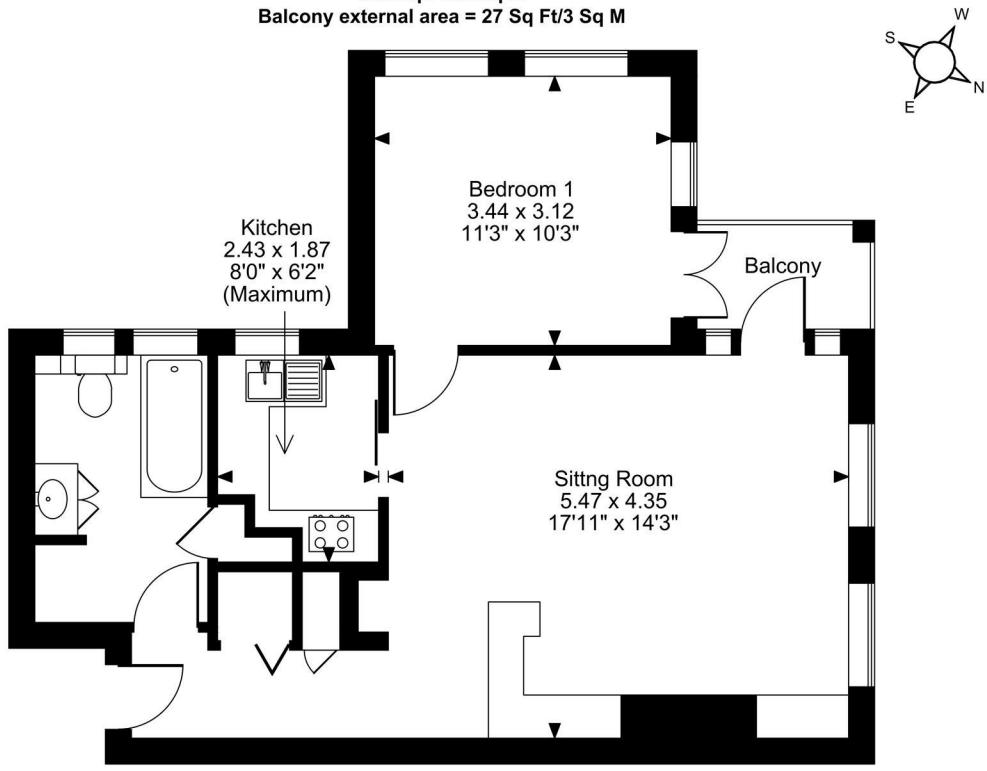


### Kings Court South, Chelsea Manor Gardens, 5EG

Approximate Gross Internal Area

555 Sq Ft/52 Sq M

Balcony external area = 27 Sq Ft/3 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8641271/DGO