ST. LOO COURT

CHELSEA, SW3

An outstanding 3 bedroom penthouse (with lift) with vaulted ceilings, presented in excellent condition, in the heart of "Old Chelsea".

Having been newly developed by the previous owner, the flat has been very well looked after and offers superb lateral living, with real "wow factor" in a quiet residential setting, close to the King's Road. Towards the front, there is a stunning reception room with 18 ft ceiling heights that is south facing and flooded with natural light. This is the perfect space in which to relax, or entertain. Stairs lead up to a mezzanine office / bar / tv room which offers excellent secondary reception space, and a door leads out onto a private roof terrace. Adjacent to the reception room is a very well-formed kitchen with lovely views and fully fitted appliances.

Peacefully located towards the rear, there is an excellent principal bedroom which offers stunning views, and benefits from built-in storage as well as an en-suite bathroom. There are two further double bedrooms, another shower room, and a separate guest cloakroom.

St Loo Court is a sought-after block of flats, which benefits from a caretaker, conveniently located between Flood Street and Chelsea Manor Street. Sloane Square and South Kensington underground stations are both 0.8 miles away.

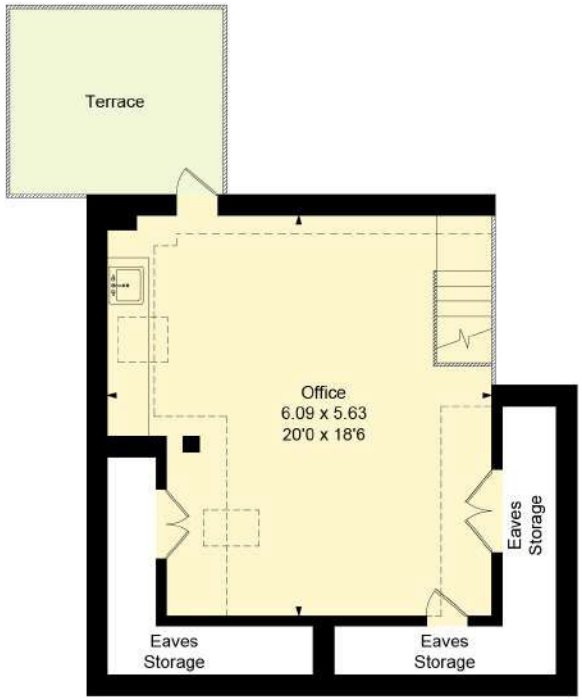
- Immaculately Presented
- Vaulted Ceilings
- Share of Freehold
- Caretaker
- Private Terrace
- Air Conditioning

ST. LOO
COURT

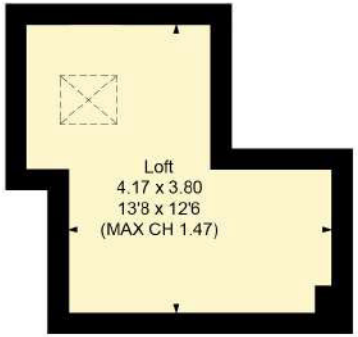
APPROXIMATE FLOOR AREA

Gross internal area = 134.91 Sq. M / 1,452 Sq. Ft
Restricted head height and loft space internal area = 28.79 Sq. M / 310 Sq. Ft
Total internal area including restricted head height and loft space = 163.7 Sq. M / 1,762 Sq Ft

Second Floor



Third Floor



Loft

ASKING PRICE
£2,900,000

TENURE
Leasehold, 999 years from 26th August 2004, with a Share of Freehold

SERVICE CHARGE
£9,355.52 per annum. Includes contribution to reserve fund.

GROUND RENT
Peppercorn

EPC
D

COUNCIL TAX BAND
G

LOCAL AUTHORITY
The Royal Borough of Kensington & Chelsea

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Maskells
71 Walton Street
London SW3 2HT Tel:
0207 581 2216
sales@maskells.com
lettings@maskells.com
maskells.com

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.