



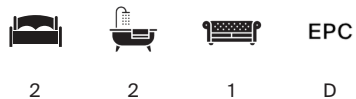
LAMONT ROAD

Chelsea SW10



A BEAUTIFULLY PRESENTED TWO-BEDROOM APARTMENT

Situated on the lower ground floor of an attractive period conversion, this beautifully refurbished apartment forms part of Chelsea's highly regarded Ten Acre Estate.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Share of Freehold plus Leasehold with approximately 981 years remaining

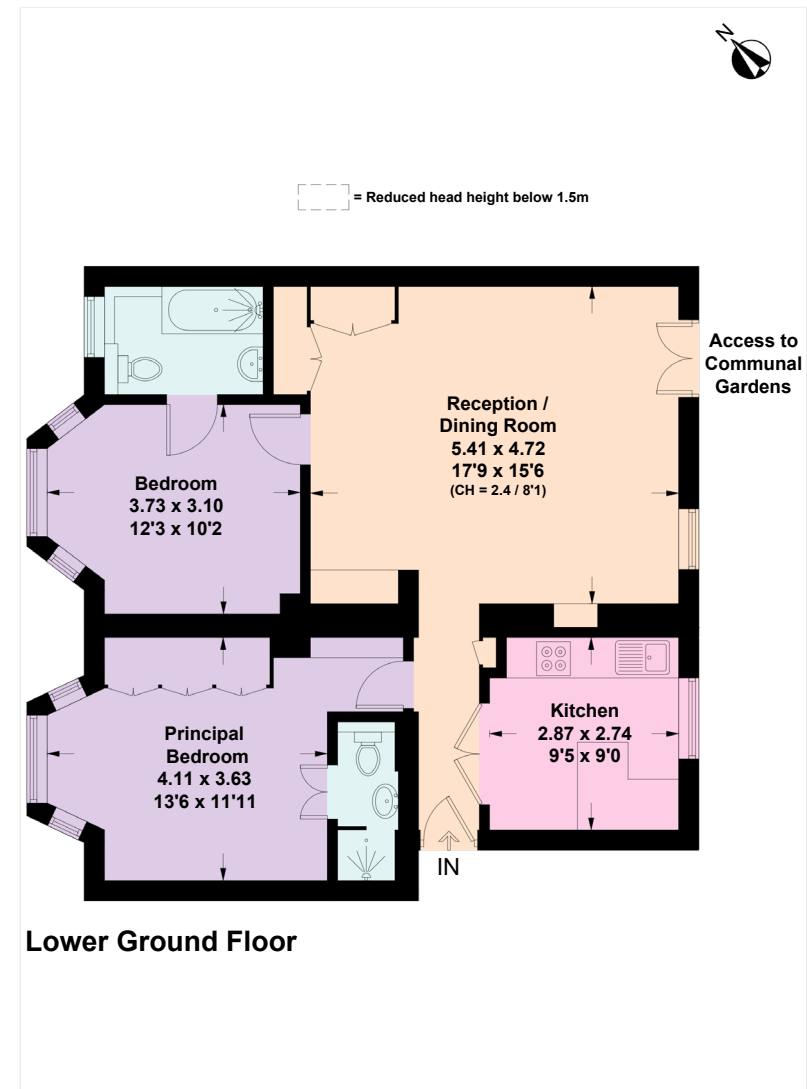
Ground rent: Peppercorn

Service charge: £2,816 per annum, reviewed every year

Guide price: £1,000,000



The apartment is centred around a bright and well-proportioned reception and dining room extending to almost 18 ft, offering excellent space for both entertaining and everyday living. Large doors provide direct access to the communal gardens, creating a seamless connection between the indoor and outdoor accommodation. A separate kitchen is thoughtfully arranged with a good balance of storage and preparation space. The principal bedroom benefits from excellent fitted storage and is served by an en-suite shower room. A second generous double bedroom also benefits from an en-suite bathroom, making the layout ideally suited to guests, professionals or those seeking a pied-à-terre in a prime Chelsea location. A particular feature of the property is its direct access to the wonderful communal gardens, providing an attractive outlook and valuable outside space.



Lamont Road, SW10

Approximate Gross Internal Area = 75.9 sq m / 817 sq ft

Including Limited Use Area = 0.8 sq m / 9 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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