





## EDITH GROVE

Chelsea, SW10



# ELEGANT, THREE BEDROOM APARTMENT

A beautifully finished and thoughtfully designed Chelsea home arranged over three levels, offering elegant living space, exceptional natural light and a roof terrace.

			EPC
3	2	1	TBC

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Share of freehold plus leasehold with approximately 162 years remaining

Ground rent: Peppercorn

Service charge: £1,500 per annum, reviewed every year

**Guide Price: £1,750,000**



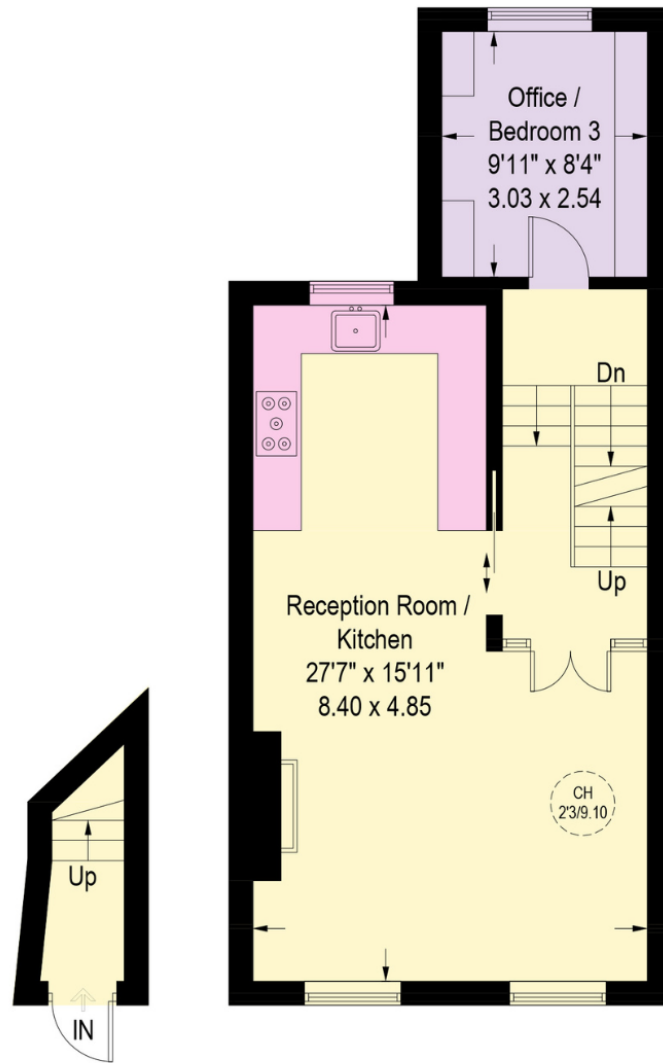
EVERY ELEMENT HAS BEEN CAREFULLY CURATED,  
COMBINING CONTEMPORARY DESIGN WITH HIGH-END  
CRAFTSMANSHIP AND PREMIUM MATERIALS

The main living space is arranged as an open plan reception and kitchen, ideal for both everyday living and entertaining. The bespoke kitchen is finished with striking marble worktops and fully integrated appliances, complemented by a 4 in 1 boiling hot water tap. Accommodation is found on the second floor and includes two generously proportioned bedrooms. The principal bedroom enjoys a calm, luxurious feel, served by a beautifully appointed bathroom. A family bathroom completes this level. A third bedroom is located on the first floor and is well suited as a home office or guest room. The family bathroom features marble flooring and metro wall tiles, while the second bathroom is finished with an amber marble. The upper level opens onto a substantial roof terrace, offering an excellent outdoor extension to the living space and a secluded setting for dining, entertaining or relaxing.

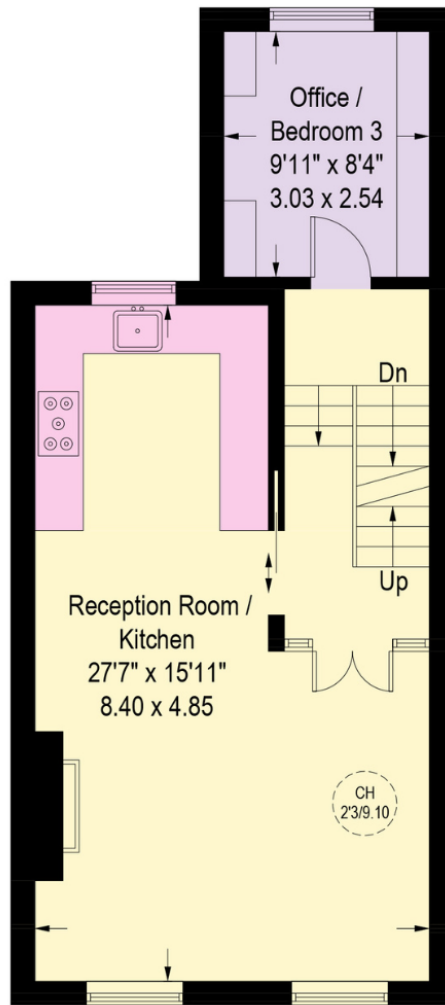




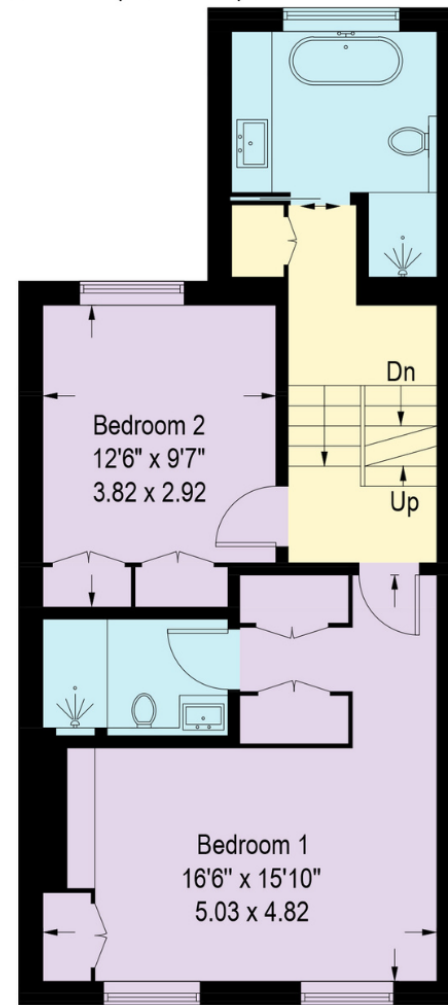




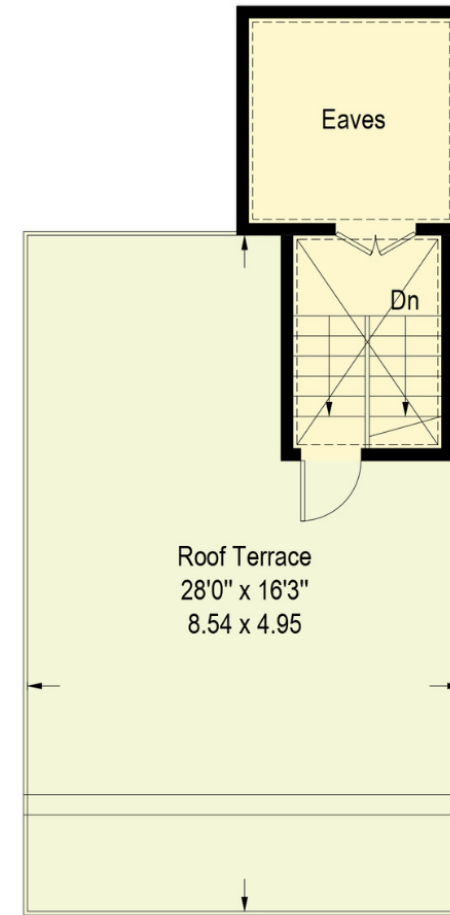
**Ground Floor**



**First Floor**



**Second Floor**



**Third Floor**

Approximate Gross Internal Area = 113.9 sq m / 1,226 sq ft  
 External Area = 39.1 sq m / 421 sq ft  
 Total Area = 153 sq m / 1,647 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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