



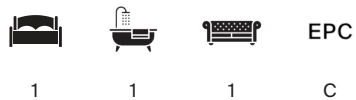
## ELVASTON PLACE

London, SW7



## A BRIGHT, ONE BEDROOM, SECOND FLOOR APARTMENT

Situated in attractive period building, this well-planned apartment offers a bright and generous footprint with a clear separation between living and sleeping spaces.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

Tenure: Share of freehold plus leasehold with approximately 964 years remaining

Ground rent: Peppercorn

Service charge: £4,058 per annum, reviewed every year

**Guide price: £975,000**

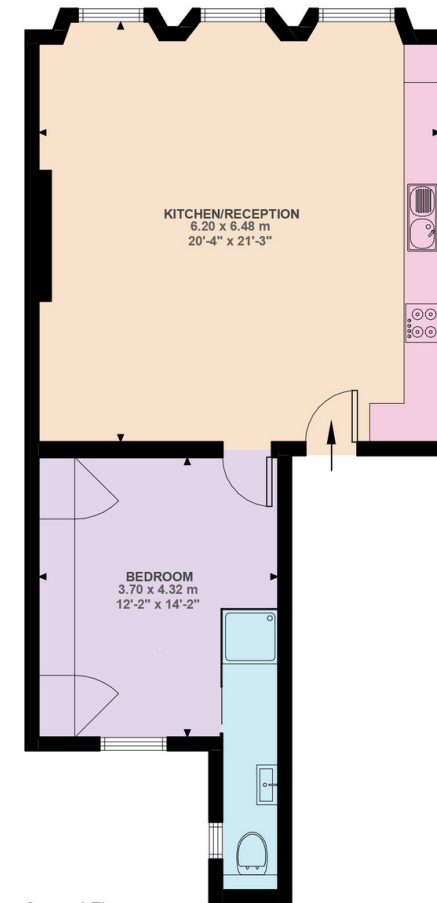


The main reception room spans the width of the property and benefits from a strong sense of volume, with three large sash windows drawing in natural light and creating a calm, open environment suitable for both everyday living and dining. The open-plan kitchen/dining/reception room allows for flexible furniture arrangements and provides an appealing central focus for the home.

The bedroom suite is positioned to the rear for privacy. The bedroom is well proportioned and supported by built-in wardrobes and an en suite shower room.

The property also includes a separate secure store cupboard on the lower second floor, providing valuable additional storage that is easily accessed yet discreetly positioned away from the apartment itself.





Second Floor  
635 ft<sup>2</sup>

Elvaston Place, SW7  
Approximate Gross Internal Area = 58.98 sq m / 635 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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