

# LCP/PrivateOffice

est.1990

355 King's Road, Chelsea SW3  
Asking Price £740,000 STC



## Description

A two-bedroom apartment with far reaching views across London in this modern, purpose-built block on the King's Road. The property further benefits from a private parking space.

The accommodation comprises two bedrooms, family bathroom, reception room and a semi open plan kitchen. The property is on the 12 floor (with lift) and enjoys views towards both the City to the east and the River Thames to the south.

Situated on the King's Road, the property is extremely centrally located for the best shopping, bars and restaurants that Chelsea has to offer. The closest tube station by foot is Gloucester Road or alternatively there are numerous buses connecting you to Sloane Square.

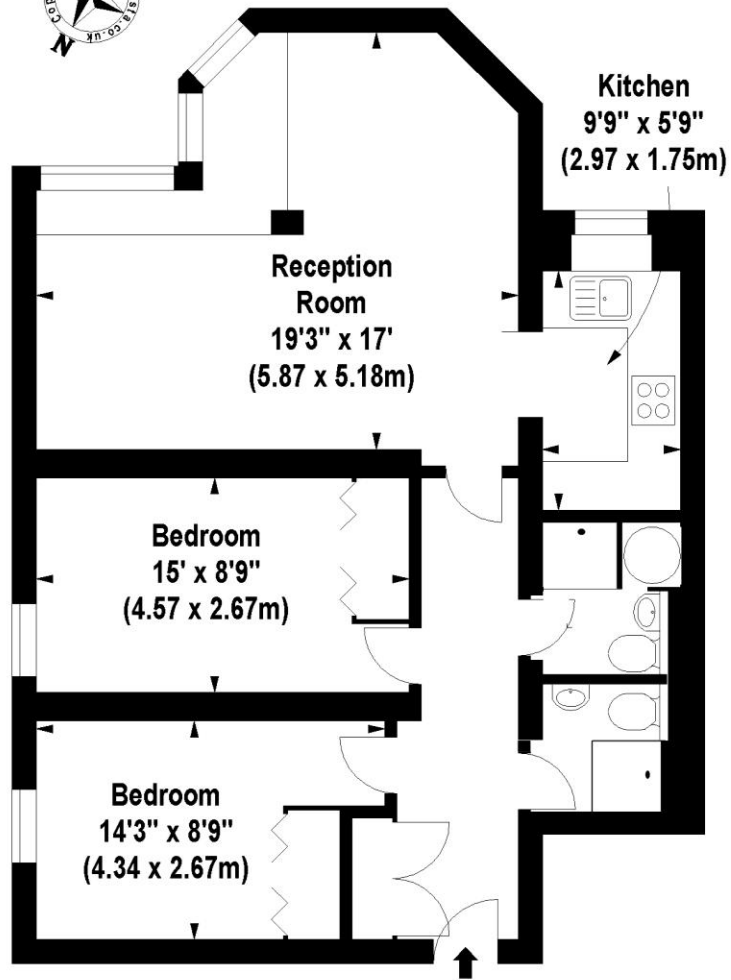
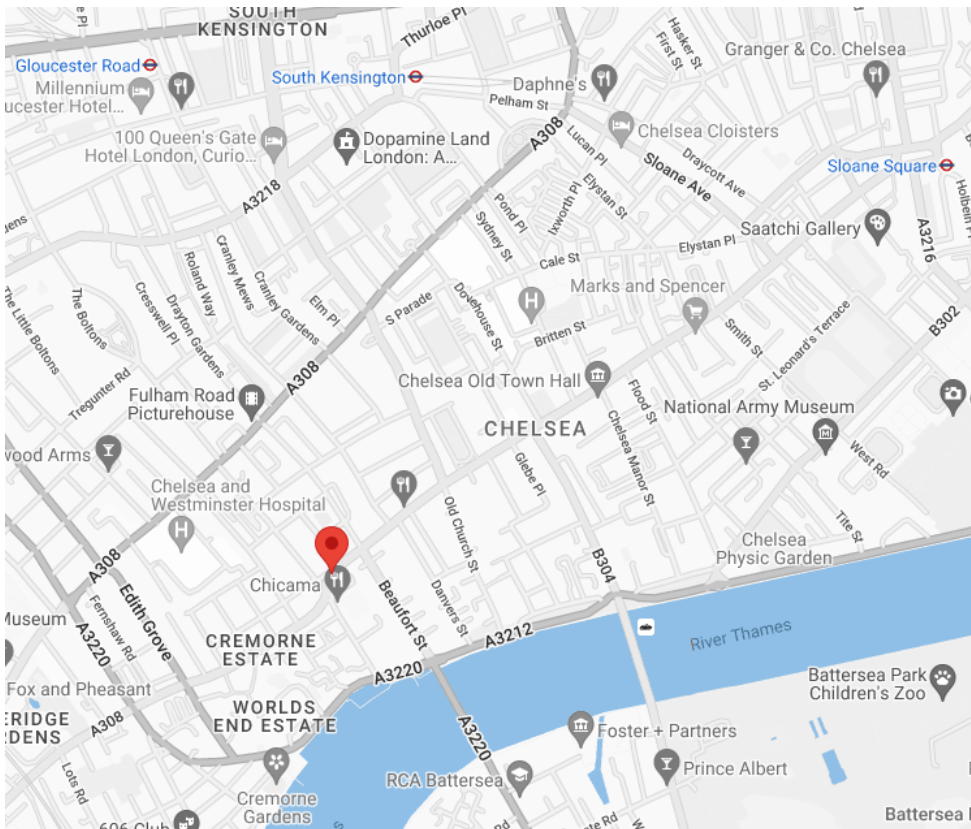
## Accommodation

Open Plan Kitchen / Reception Room | Two Bedrooms | Bathroom | Lift | Parking | Porter | Exceptional Views | 764 sq ft (71 sq m)

|                       |                                 |
|-----------------------|---------------------------------|
| <b>Asking Price</b>   | £740,000 STC                    |
| <b>Lease</b>          | 12 <sup>th</sup> May 2111       |
| <b>Service Charge</b> | £4,506 per annum (inc.reserves) |
| <b>Ground Rent</b>    | £185pa                          |
| <b>Council Tax</b>    | RBK&C Band G                    |

# East Kings Road, SW3

Approx. Gross Internal Area \*  
764 Sq Ft - 71.00 Sq M



Twelfth Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.



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