



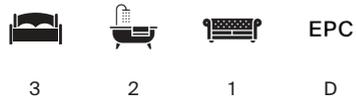
## CATHCART ROAD

London SW10



## A STYLISH AND SPACIOUS DUPLEX APARTMENT ON CATHCART ROAD

Set on the coveted corner of Cathcart Road and Oakfield Road, this exceptional raised ground and lower ground floor duplex offers sophisticated modern living.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of Freehold, approximately 983 years remaining

Ground rent: Peppercorn

Service charge: We have not received details surrounding the service charge. Please make your own enquiries.

**Offers in excess of £1,500,000**

The impressive raised-ground floor boasts double-height ceilings, giving the room a sense of grandeur. The bright and spacious reception room is framed by a striking bay window, which floods the room with natural light. The sleek, modern kitchen is impeccably designed with ample storage and a generous island.

On the lower ground floor, three well-proportioned double bedrooms offer exceptional comfort. The principal suite boasts a dressing room and a luxurious en-suite bathroom. A separate family bathroom, a convenient utility room, two storage vaults and a private outdoor patio complete this refined Chelsea residence.

Designed for year-round comfort, this home features built-in air conditioning and underfloor heating throughout.



Lower Ground Floor

Ground Floor

Approximate Gross Internal Area = 143.34 sq m / 1543 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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