

# LCP/PrivateOffice

est.1990

Meriden Court, Chelsea Manor Street SW3  
Asking Price £475,000 STC



## Description

A contemporary one bedroom apartment on the third floor of a sought after purpose built block between the King's Road and St Luke's Gardens.

The property is presented in good order and comprises a bright, open plan kitchen / reception room, bedroom with fitted wardrobe and ensuite shower room. The building benefits from a lift, porter and communal heating and hot water.

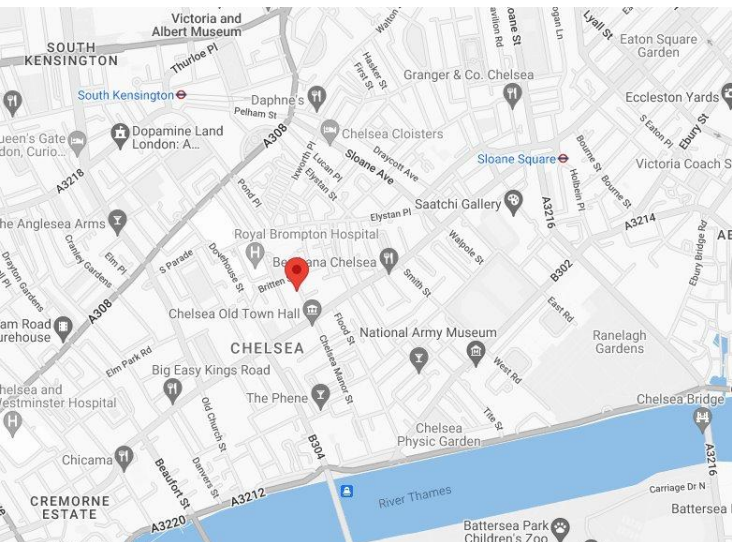
Meriden Court is quietly situated on Chelsea Manor Street, just off the King's Road and therefore in excellent proximity to world class shopping, bars and restaurants. St Luke's Gardens as to be found at the opposite end of the road and the closest stations are South Kensington or Sloane Square.



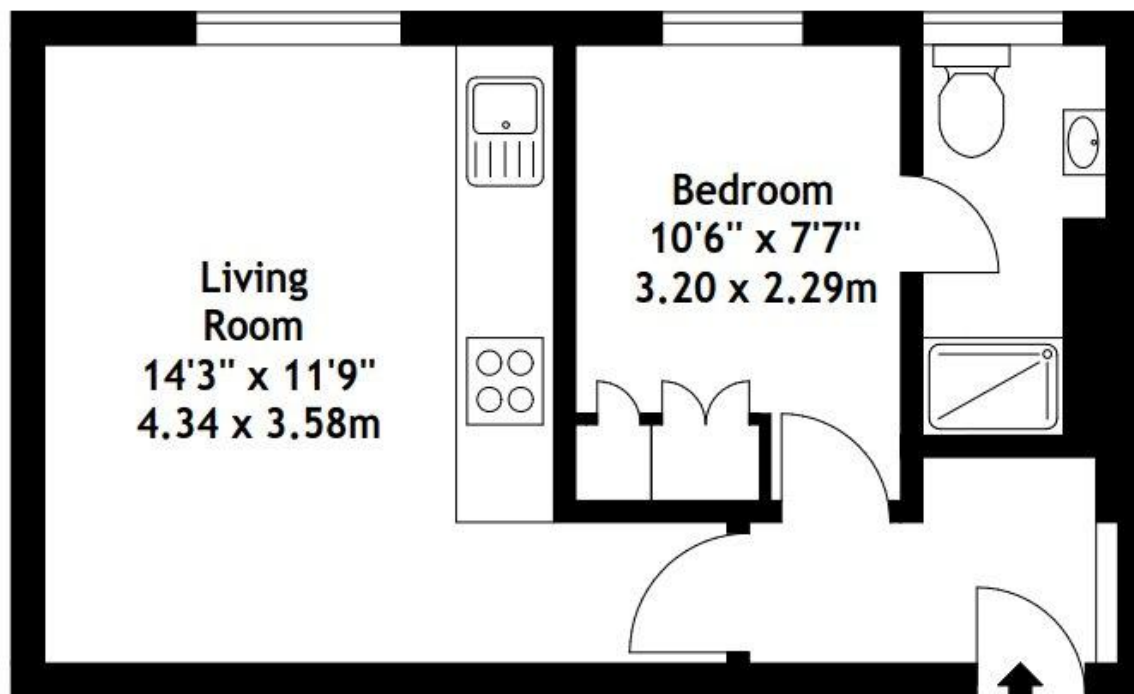
## Accommodation

3<sup>rd</sup> Floor | Open Plan Kitchen / Reception Room | Bedroom | Ensuite Shower Room | Lift | Porter | Royal Borough of Kensington & Chelsea | 350 sq ft (33 Sq M)

<b>Asking Price</b>	£475,000 STC
<b>Lease</b>	Share of Freehold
<b>Service Charge</b>	£5,978 per annum (inc. reserves)
<b>Ground Rent</b>	Peppercorn
<b>Council Tax</b>	RBK&C Band D



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		71   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	52   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



Third Floor

Meriden Court, SW3  
Gross Internal Area 350 sq ft - 32.52 sq m

Drawn from supplied plans. All measurements are approximate.  
This floor plan is for illustrative purposes only and is not to scale.  
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