



Swan Court, Chelsea Manor Street SW3

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PROPERTY CONSULTANTS



Swan Court,

## Chelsea Manor Street SW3

An excellent two bedroom flat situated on the second floor of this well maintained portered block. The flat has been comprehensively refurbished to include re-wiring, underfloor heating and new windows throughout.

Swan Court is a much improved centrally located building that benefits from 24 hour portorage, a generous 8 person lift and has been extensively refurbished in recent years both internally/externally.

- Newly Refurbished
- Reception Room with Kitchen
- Bedroom One with walk-in wardrobe
- Bathroom
- Bedroom Two
- 8 Person Lift
- 24 hour Portorage
- Communal Heating & Hot Water
- EPC: Rating C Council Tax: Band G

Lease: Expires 26th September 2131, therefore approx. 106 years remaining.

Service Charge: £7,791 per annum for year ending 24<sup>th</sup> March 2025, to include contribution to the reserve fund.

**Guide Price £975,000**



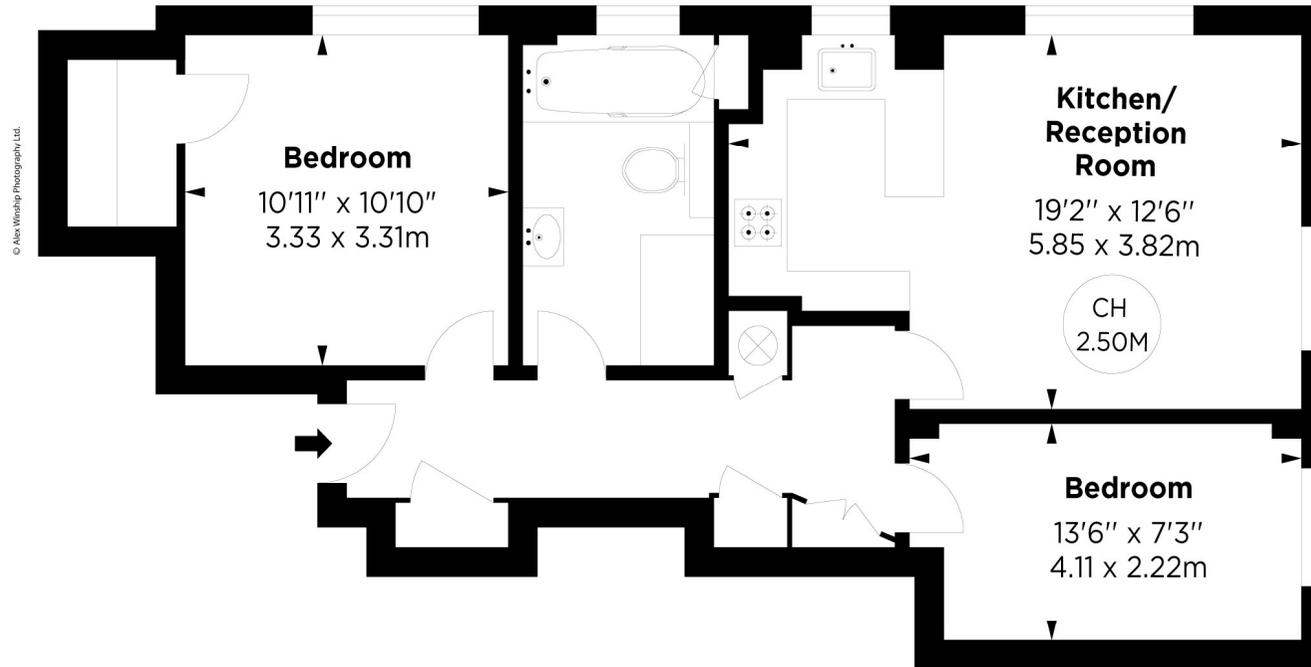
# Swan Court, SW3

APPROX. GROSS INTERNAL AREA \*  
651 Sq Ft - 60.48 Sq M



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



SECOND FLOOR

**ALEX WINSHIP**  
Photographer  
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\* Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



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