

Culford Gardens

Chelsea, SW3

CHESTERTONS











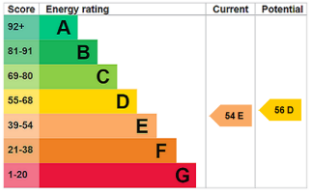
A beautifully presented two-bedroom apartment with a private terrace, set on the highly sought-after Culford Gardens. The property offers two generous double bedrooms and a bright, spacious reception room with attractive views and an abundance of natural light.

Ideally positioned on a quiet residential street, the apartment is moments from Pavilion Road, Sloane Square and Duke of York Square, providing easy access to an excellent selection of shops, restaurants and local amenities.

N.B - We believe the cost of extending the lease is likely to be in the region of £300,000–£400,000. This is an indicative estimate only and should not be relied upon as a formal valuation. The actual premium and associated costs will depend on the terms of the lease and the outcome of any formal valuation and negotiation. Prospective purchasers should obtain their own independent legal and valuation advice.

- Two double bedrooms
- Two bathroom
- Bright reception room
- Private terrace with attractive views
- Excellent natural light
- Moments from Pavilion Road and Sloane Square

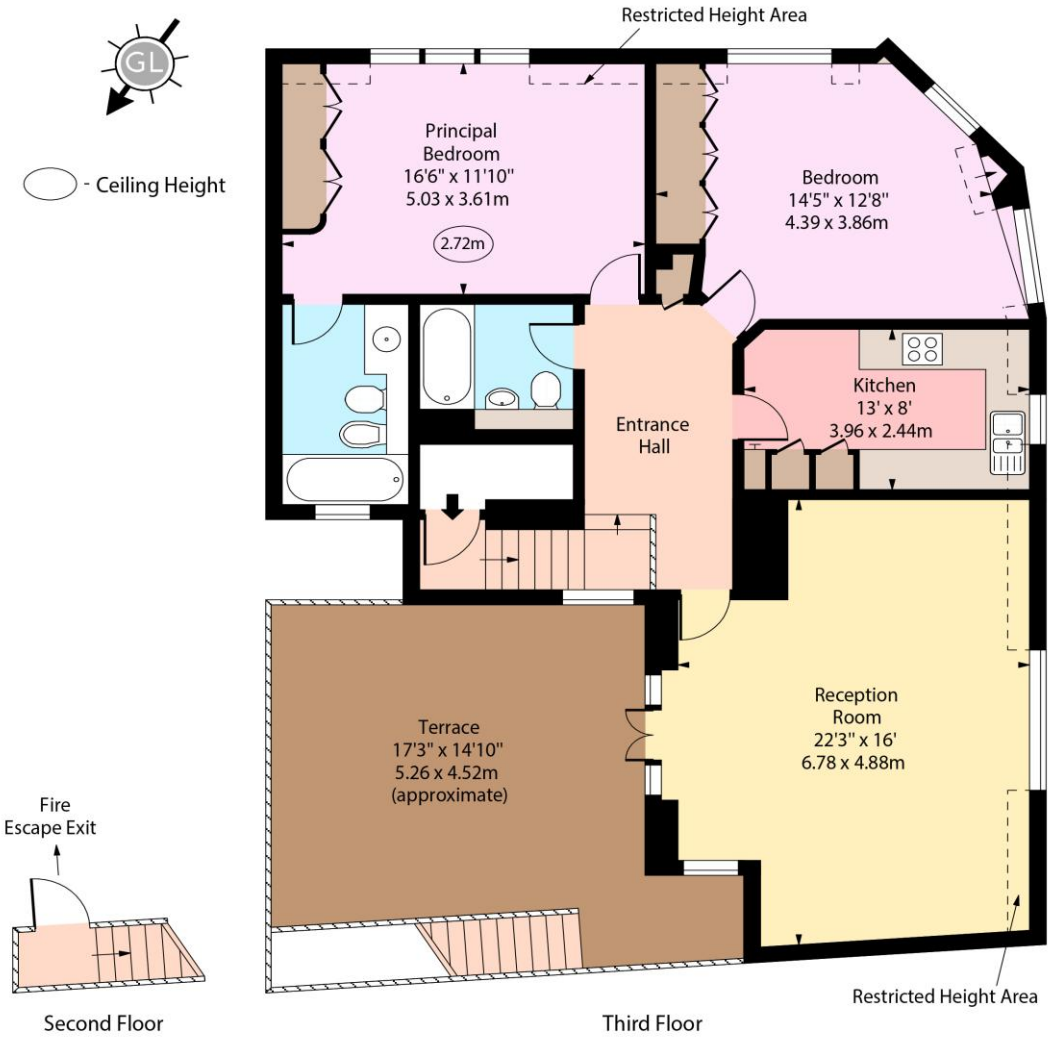
Asking Price £1,250,000



Tenure: Leasehold 30 years remaining
Service Charge: £9,383.35 per annum
Ground Rent: £250 per annum
Local Authority: Kensington & Chelsea
Council Tax Band: F

Chestertons Knightsbridge & Belgravia Sales
31 Lowndes St
Knightsbridge
London
SW1X 9HX
knightsbridge@chestertons.co.uk
020 7235 8090

Culford Gardens, Chelsea, SW3



Approx Gross Internal Area 1033 Sq Ft - 95.97 Sq M

Approx. Floor Area Including Restricted Heights 1073 Sq Ft - 99.68 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk
Ref. No. 033412E

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.

This paper is 100% recyclable