



Cathcart Road  
London SW10

Maskells

## An Elegant Two-Bedroom Flat in a Period Building – Cathcart Road

Situated on the desirable Cathcart Road, this beautifully presented two-bedroom flat combines period charm with modern living.

Set within a characterful building, the property is in good condition throughout and has been thoughtfully designed to make full use of the generous layout.



### Accommodation and Amenities

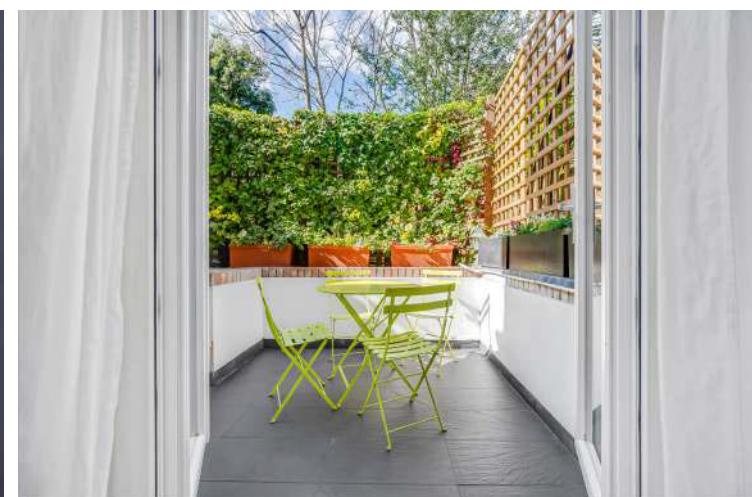
- AN ATTRACTIVE TWO BEDROOM, TWO BATHROOM FLAT WITHIN A CHARMING PERIOD BUILDING
- WELL-PRESENTED INTERIORS IN GOOD CONDITION THROUGHOUT, MAKING FULL USE OF THE SPACE
- PRIVATE REAR GARDEN
- EXCELLENT LOCATION NEAR HOLLYWOOD ROAD'S SHOPS, CAFÉS AND AMENITIES, WITH STRONG TRANSPORT LINKS

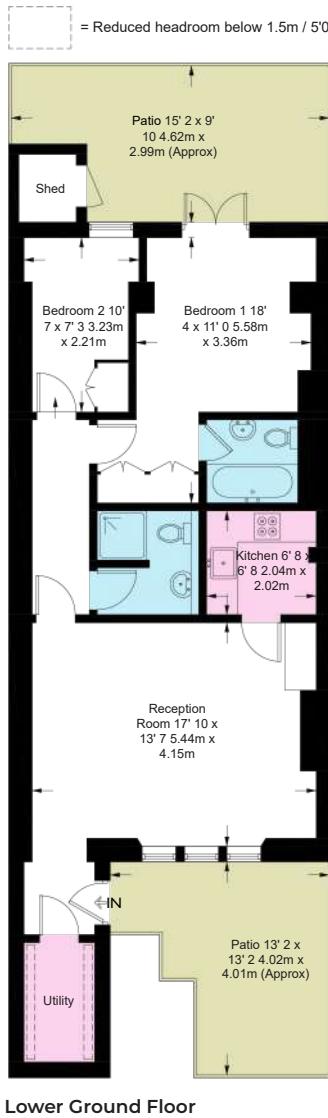
The accommodation flows seamlessly, with a bright and welcoming reception room leading through to a modern fitted kitchen. Two well-proportioned bedrooms provide comfortable and versatile spaces, whether for restful retreats, guest accommodation, or flexible home working. A stylish en-suite bathroom completes the interior, designed with a contemporary finish as well as benefitting from a second bathroom for guests.

A particular highlight of the property is its private rear garden, offering a peaceful retreat – ideal for enjoying a morning coffee, dining al fresco, or simply unwinding at the end of the day. The addition of a practical utility area and storage shed further enhances the convenience this home provides.

Located just moments from Hollywood Road, the property places you at the heart of a vibrant neighbourhood. Boutique shops, independent cafés, acclaimed restaurants, and everyday amenities are all within easy reach, while excellent transport connections make travelling across the city effortless.

Perfect for professionals, couples, or small families seeking a stylish and well-connected home, this is a rare opportunity to enjoy the best of period elegance, modern comfort, and a highly desirable Chelsea lifestyle.





## APPROXIMATE FLOOR AREA

70.5 sq m / 759 sq ft (Excluding Reduced Headroom)  
Reduced Headroom 0.7 sq m / 7 sq ft Shed 1.4 sq m /  
15 sq ft Total 72.6 sq m / 781 sq ft



## TERMS

**Asking Price** £725,000

**Tenure** Share of Freehold – Leasehold  
985 years remaining

**Service Charge** £2,670 per annum  
(reviewed annually)

**EPC** C

**Council Tax** Band D

**Local Authority** The Royal Borough of  
Kensington and Chelsea

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repayments on your mortgage



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