



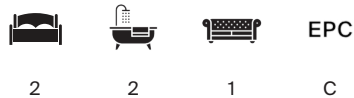
## CAVAYE PLACE

Chelsea, SW10



## A BRIGHT TWO-BEDROOM DUPLEX APARTMENT WITH LIFT AND BALCONY

Arranged over the third and fourth floors of a purpose-built building with lift, this well-proportioned duplex apartment offers bright and flexible accommodation.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold with approximately 137 years remaining

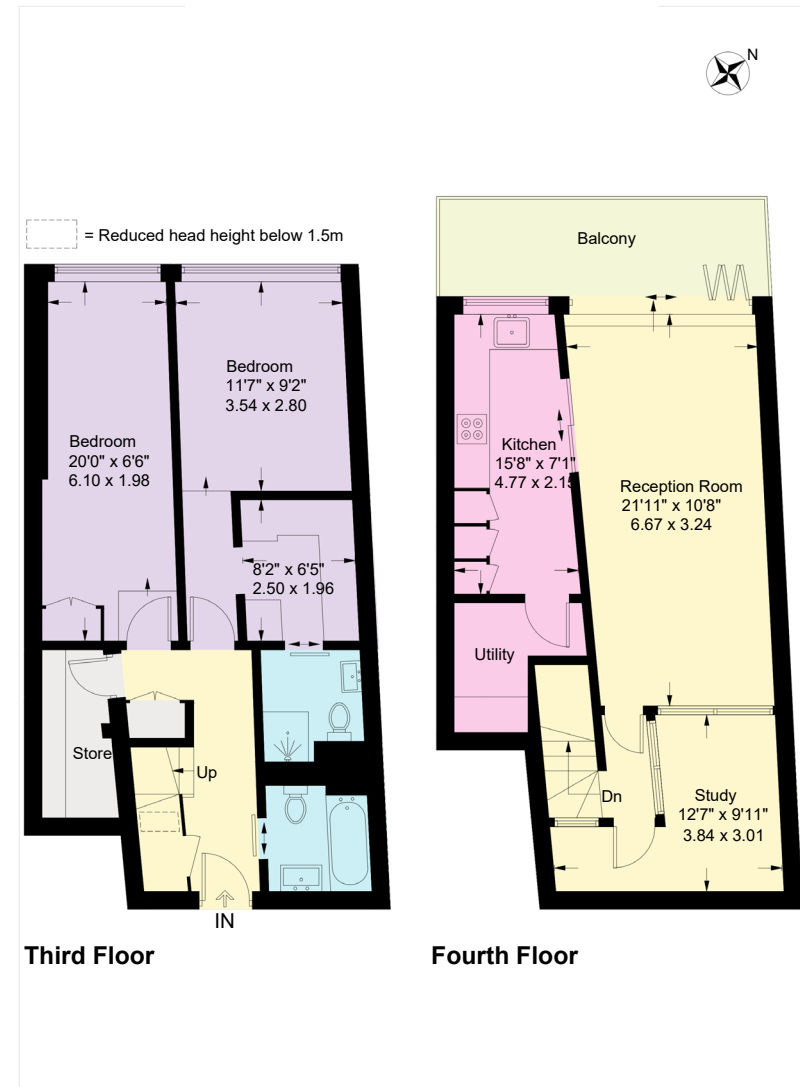
Ground rent: Peppercorn

Service charge: £3,388 per annum, reviewed every year

**Guide Price: £1,150,000**

The top floor is centred around an impressive reception room. Doors open onto a balcony with uninterrupted green views, allowing natural light to flood the room and creating an attractive extension of the living space. A stylish kitchen is positioned alongside the reception room, with pocket doors offering the flexibility of open plan or separate spaces. The kitchen has quality appliances and excellent storage and gives way to a utility room. A separate study, ideally suited to home working or to be used for extra guest accommodation, completes this floor.

The third floor comprises two bedrooms. The principal bedroom is particularly generous, benefiting from a dressing area and an en-suite bathroom. The second bedroom offers fitted storage and is served by a family bathroom also found on this floor. Additional storage is also provided off the hallway.



Cavaye House, SW10

Approximate Gross Internal Area = 1,092 sq ft / 101.5 sq m

Total (Including Reduced Headroom) = 1,094 sq ft / 101.7 sq m

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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