



ELM PARK ROAD, LONDON, SW3

R&P

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A grand first floor flat in an unusually wide period building boasting a fabulous 3.2m ceiling height in the principal rooms. The flat benefits from a wonderful south facing terrace at the back overlooking the leafy gardens of Mulberry Walk. There is also a balcony from the reception room giving views down the length of Elm Park Gardens.

The flat is situated in arguably one of the best buildings on this highly desirable address. Elm Park Road is ideally located in the heart of Chelsea between the Fulham Road and the Kings Road, a stone's throw from the shops, amenities and transport links that the area has to offer.

Reception room · Kitchen · Principal bedroom · Second bedroom/ study · Bathroom · Two terraces · EPC Rating E

TERMS

Tenure: Leasehold with 120 years remaining plus a share of freehold

Service Charge: Approximately £4,840.00 per annum for the period ending 31 December 2022

Ground Rent: Peppercorn

Local Authority: The Royal Borough of Kensington and Chelsea

Price: £1,750,000 Subject to Contract



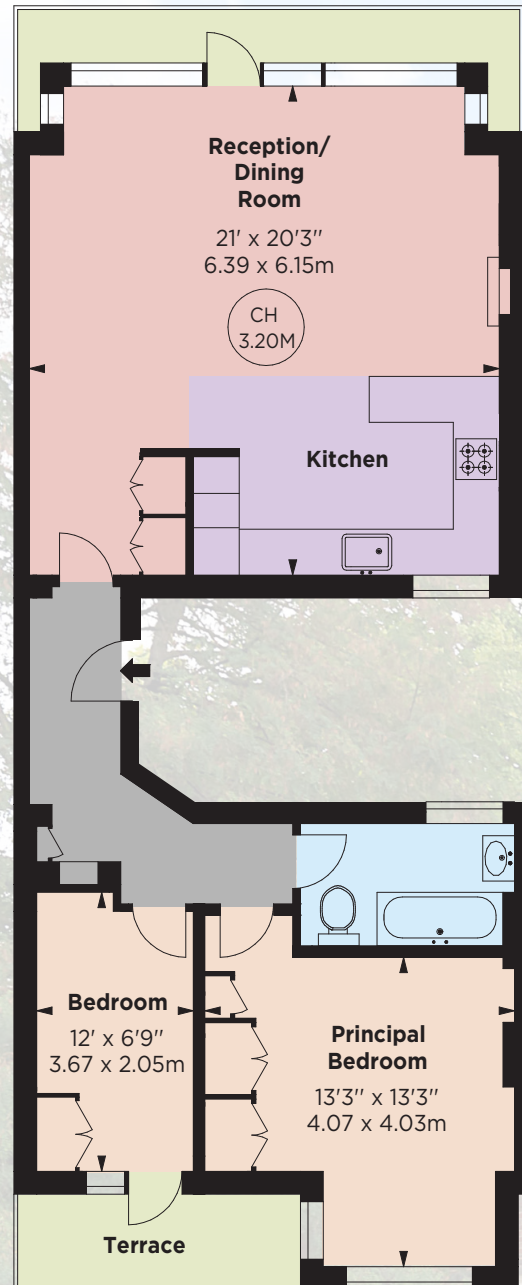


Key :
CH - Ceiling Height

GROSS INTERNAL AREA

797 sq ft (74.04 sq m)

For identification purposes only.



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Rose&Partners

PROPERTY SPECIALISTS

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R&P Disclaimer

Important Notice: This brochure, the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed, nor do they form part of any contract. Please note that we have not carried out a detailed survey nor tested the services, appliances or any specific fittings.