



n unmodernised second floor flat, approached via the original shallow rise staircase, within this fine period conversion. With 1,068 sq feet of accommodation, there is ample room to create (subject to usual consents) a superb, two or three bedroom flat finished to a buyer's own specification and taste. Of note are the south facing views over the communal gardens to the front and an impressive outlook over the beautiful private gardens of Coleherne Court to the rear.

Redcliffe Square is ideally located to enjoy this ever vibrant part of Chelsea with Old Brompton Road, Hollywood Road and Fulham Road all offering a fine array of amenities including restaurants, shops, cafés and a cinema. There are good transport links close by, including Earl's Court and Gloucester Road underground stations.

Reception room Kitchen Three bedrooms Shower room Independent heating and hot water Use of Redcliffe Square gardens

Guide price :: £1,250,000
Tenure :: A new 125 year lease
Service charge :: Approximately
£3,000 for the year ending 24.03.2020
Reserve Fund :: Approximately £1,950
for the year ending 24.03.2020

Ground Rent :: Peppercorn Local Authority :: Royal Borough of Kensington & Chelsea

EPC Rating :: C

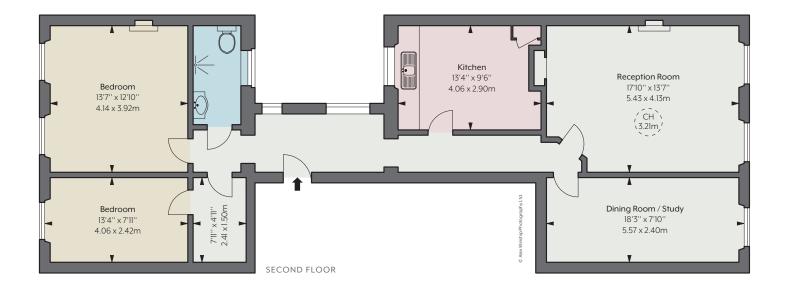






Approximate Gross Internal Area 1,068 sq feet / 99.22 sq metres





These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. This floorplan is for guidance only and not for valuation purposes. 04/02/20 IL-200125-07GG

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.



