



A very smart duplex property located on the fifth and sixth floors of a very popular Chelsea development.

**Crown Lodge, 12 Elystan Street, London, SW3**

£2,195,000 Share of Freehold





- Spacious and bright open plan kitchen/reception
- Private south-facing terrace and balcony
- Large principal suite
- Two further well-proportioned bedrooms, including a home office.
- Located in development block with 24hr security, gardens, gym, swimming pool and underground parking.

#### Local Information

Crown lodge is located in Elystan Street, between Sloane Avenue and Sydney Street and home to Chelsea Green, famed for its boutiques, restaurants and delicatessens. This property is approximately 0.3 miles from the Kings Road and 0.5 miles from South Kensington Underground Station.

#### About this property

Currently configured as a two bedroom and with a large home office, this delightful duplex apartment is located in Crown Lodge. A very popular local development in the heart of Chelsea that benefits from 24 hour concierge, gym, swimming pool, underground parking and excellent security. The apartment comprises over 1310 square feet of well-proportioned accommodation with the bedrooms located on the fifth floor offering the principal bedroom suite, spacious built in wardrobes and an adjoining shower room as well as two additional bedrooms both enjoying use of a walk in wardrobe and a further shower room. The living space on the sixth floor is exceptionally bright and includes a stunning open plan kitchen/reception and dining area, with access to a secluded terrace that has extensive views towards the city and a south-west facing balcony to the front with views of Chelsea Green.

#### Tenure

Share of Freehold (966 years remaining)

#### Local Authority

Royal Borough of Kensington and Chelsea

#### Ground Rent

A Peppercorn

#### Service Charge

Approximately £11,000 for the year ending 31<sup>st</sup> December 2020 (including building Insurance and reserve fund)

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Knightsbridge Office. Telephone: +44 (0) 20 7581 5234.







Crown Lodge, 12 Elystan Street, London, SW3  
Gross Internal Area 1311 sq ft, 121.8 m<sup>2</sup>



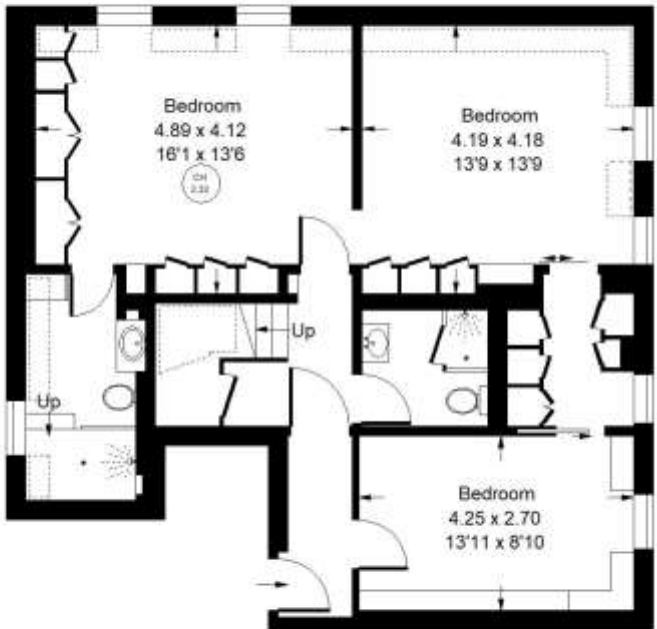
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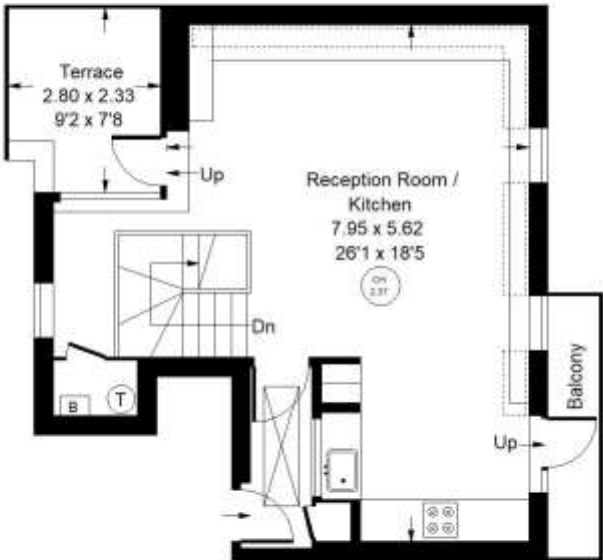
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## Crown Lodge, SW3

Approx. Gross Internal Area  
121.8 sq m / 1311 sq ft



Fifth Floor



Sixth Floor

ASA Photo Services

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

Energy Efficiency Rating		
	Current	Potential
Energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	71	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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