



A spacious Short-lease, 4th floor flat (1378 sq. ft.) in this iconic South Kensington mansion block

Melton Court, Onslow Crescent, London, SW7

£695,000 Leasehold (Approximately 14 years remaining)



- Virtual viewing available
- 4th floor with private balcony
- Spacious reception / dining room
- Principal bedroom / bathroom suite with fitted wardrobes
- 2nd bedroom and 3rd bedroom / study
- 2nd bathroom & Guest Cloakroom
- Porter 24/7 with gated security and serviced by 2 lifts

Local Information

Melton Court is located on Onslow Crescent in the heart of South Kensington and conveniently located for nearby restaurants and cafes, as well as shopping in Knightsbridge and Chelsea. South Kensington's hub of excellent transport services can be accessed easily with the block's private second entrance 60 metres from the tube station. Access to the gardens of Onslow Square is available by private arrangement.

About this property

This delightful, well maintained fourth floor property comprises 1378 sq.ft. of well-designed accommodation in a prime location and benefits from 24/7 porter services, gated security and marble ground-floor lobby with 2 lifts. The apartment has an attractive entrance with cupboard and a guest cloakroom. There is a spacious reception room which includes a convenient dining area with adjacent small private balcony. The principal bedroom features bay windows offering a wealth of natural light, fitted wardrobes and en-suite bathroom. A second bathroom is available for the other bedrooms. Bedroom 2 has double aspect windows and built-in wardrobes. Bedroom 3 is presently used as an office with an extensive range of fitted shelving units and broadband point. Both bathrooms would benefit from renovation. The kitchen, which is separately

accessed from the entrance hall, has gas & electric services with access to the service stairs & the rubbish-chute.

Tenure

Leasehold expiring 19th September 2035. The owner has the right to extend under the Leasehold Reform Act which can be passed to the incoming purchaser.

Local Authority

Royal Borough of Kensington and Chelsea

Service Charges

£7,480 for 2021 - the apartment has a communal heating & hot-water system with the cost included in the Service Charge. £463.32 contribution to reserve fund for 2021.

Ground Rent

£300 per annum until end of current Lease

Broadband: Superfast Broadband is available for SW7 3JQ properties

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





Melton Court, Onslow Crescent, London, SW7
Gross Internal Area 1378 sq ft, 128 m²



savills

savills.co.uk

William Hughes-Ward
 Knightsbridge
+44 (0) 20 7581 5234
 william.hughesward@savills.com

Melton Court, SW7

Approx. Gross Internal Area
 128 sq m / 1378 sq ft



Fourth Floor

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	
39-54	E	
21-38	F	
1-20	G	
Not energy efficient - higher running costs		
	72	81
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210428EBEL

