



# Charming pied a terre in one of the finest locations in Chelsea

**Ormonde Gate, London, SW3**

£700,000 Leasehold (119 years remaining)



- Virtual Viewing Available
- Spacious open plan kitchen/reception
- Separate area for bedroom and shower room
- Facing Burton Court
- Immaculately presented throughout

**Local Information**

The property is situated in one of the most desirable locations in Chelsea, facing Burton Court.

Access to the gardens is exclusively for local residents and can be arranged separately via the Royal Hospital.

The Chelsea Physic Gardens are also close by as is Sloane Square Underground and the numerous shops, restaurants and local amenities of the King's Road and Pimlico Road.

**About this property**

This delightful apartment is located on the lower ground floor of this beautiful period conversion and comprises a bright and spacious open-plan kitchen/living room and a sectioned double bedroom suite, with the added benefit of a storage unit. The property is immaculately presented throughout.

**Tenure**

Leasehold (119 years remaining, expiring 1st April 2141)

**Local Authority**

Royal Borough of Kensington and Chelsea

**Service Charge**

Approximately £918.00 per annum

**Ground Rent**

A Peppercorn

**Energy Performance**

EPC Rating = D

**Viewing**

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







Ormonde Gate, London, SW3  
 Gross Internal Area 419 sq ft, 38.9 m<sup>2</sup>

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## Ormonde Gate, SW3

Approx. Gross Internal Area = 39 sq m / 419 sq ft  
 (Including Storage)



Lower Ground 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		76
55-68	D	58	
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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