



A beautifully finished two-bedroom duplex flat on the ground and first floors of an attractive and popular period block in the heart of Chelsea.

**Swan Court, Chelsea Manor Street, Chelsea, London, SW3**

£1,000,000 Leasehold (109 years remaining)



- Coveted location in Chelsea, close to the famous Kings Road
- Duplex apartment on the ground and first floors
- Wooden flooring throughout
- Reception room with high ceiling
- Separate kitchen and dining room
- Two bedrooms with built in wardrobes

#### Local Information

Located at the centre of London, Chelsea is where some of the capital's most prestigious addresses are located. Living here offers a lifestyle that is hard to replicate in other central London locations.

The area's attractive housing stock includes desirable red-brick terraces, lateral apartments and quaint mews houses alongside many garden squares.

Good transport links to a number of key employment hubs, particularly the West End, and many high profile amenities add to the area's appeal.

Chelsea is home to the King's Road, arguably London's most famous shopping street, and hosts the world famous Chelsea Flower Show.

#### About this property

Arranged over the ground and first floor of this popular residential block in the heart of Chelsea, this two bedroom flat offers well-thought and attractive accommodation with wooden floors throughout.

The property boasts a spacious reception room with high ceiling, separate fully fitted modern kitchen and dining room all on the ground floor.

The two bedrooms and bathroom are on the first floor, both with fitted wardrobes and there is plentiful storage on the hallway.

#### Tenure

Leasehold(109 years remaining)

#### Local Authority

Royal Borough of Kensington and Chelsea

#### Service Charge

TBC

#### Ground Rent

TBC

#### 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.





**Swan Court, Chelsea Manor Street, Chelsea, London, SW3**  
**Gross Internal Area** 736 sq ft, 68.4 m<sup>2</sup>

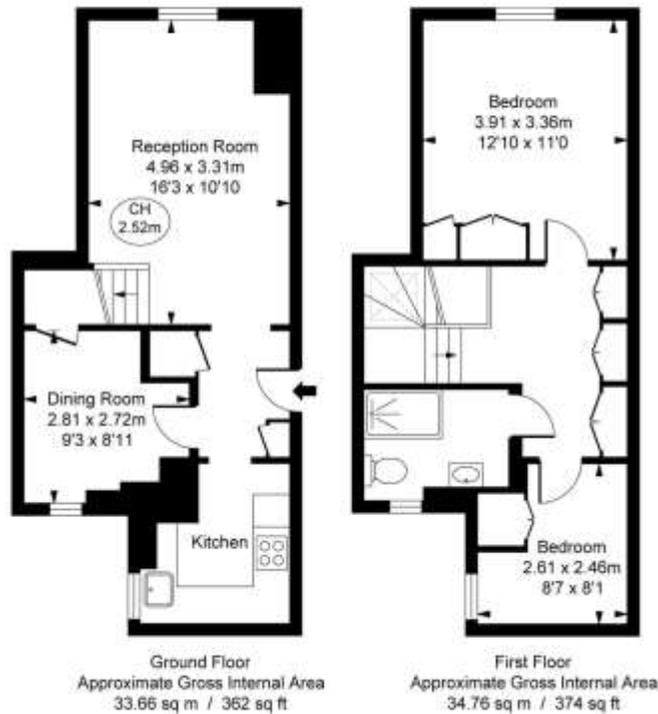
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**William Hughes-Ward**  
 Knightsbridge  
**+44 (0) 20 7581 5234**  
 william.hughesward@savills.com

Swan Court,  
 Chelsea Manor Street, SW3  
 Approximate Gross Internal Area  
 68.42 sq m / 736 sq ft



( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for selection purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	62	68
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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