



One bedroom flat with access to communal gardens.

Chelsea Court, 95 Elm Park Gardens, London, SW10

Offers in excess of £600,000 Leasehold 146 years remaining

savills

A generous one bedroom flat on the sixth floor of Chelsea Court, benefitting from far reaching views to The Shard. Extending to approx. 455 sq ft benefitting from lift access and a long unexpired lease term of 146 years. The property benefits from access to the communal gardens and caretaker.

Located between the Kings Road and Fulham Road, South Kensington & Gloucester Road (Circle, District, Piccadilly) underground stations are in close proximity, as well as the local amenities on offer.

- One bedroom
- Open plan Kitchen and reception room
- Communal Gardens
- Sixth floor with lift access
- Leasehold (146 Years remaining)

Service Charge & Ground Rent: £772 per quarter



Tenure

Leasehold 146 years remaining

Local Authority

The Royal Borough of Kensington and Chelsea

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelsea Office.

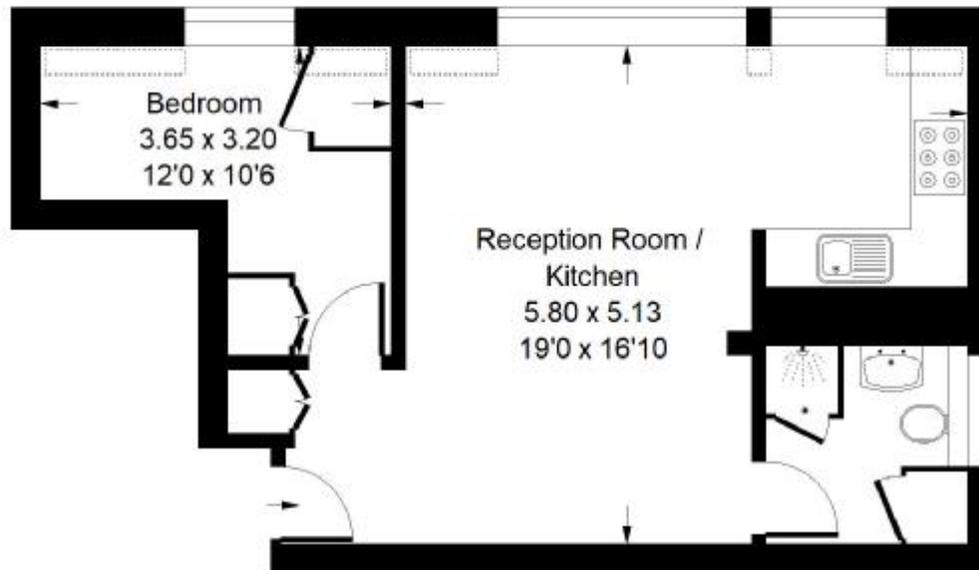
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Elm Park Gardens, SW10

Approx. Gross Internal Area
 42.3 sq m / 455 sq ft



Sixth 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	75
(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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