



Two bedroom garden apartment with planning permission.

Uverdale Road, London, SW10

OIEO £1,100,000 Freehold

savills

Ground floor apartment • Currently two bedrooms • Planning permission to develop the basement • Enclosed rear garden • No onward chain

Local Information

Uverdale Road is approximately 0.4 miles to the Chelsea Waterfront development which is currently under development and will bring new high-end amenities to the area including which will include an arts leisure centre, gym, swimming pool, shops and cinema. The apartment is conveniently positioned for the river and the extensive amenities of the Kings Road and at the bottom of Uverdale Road there is a park, nursery and playground as well as Chelsea Academy which was graded Outstanding in the latest Ofsted report.

About this property

A two bedroom garden apartment with planning permission to develop the basement in order to create a proposed three bedroom duplex apartment with wonderful living space.

The current accommodation in brief comprises: Reception hall, open-plan kitchen / reception hall with double doors leading onto the privately owned south west facing rear garden. The principal bedroom is bay-fronted, with double glazed windows and features fitted wardrobes, air-conditioning and an en suite shower room. The second bedroom accesses a small patio area and there is also a family bathroom.

Planning Permission

(PP/13/05370) approximately doubles the size of the apartment and includes three en suite bedrooms and can equally be adapted to an office, media room or gym. The planning stands in perpetuity, which is a very valuable asset to the Freehold in the Borough of Kensington and Chelsea. This has been achieved with piling work to the front garden of the property. Furthermore, the planning does not have the usual onerous traffic and waste conditions that newer permissions are subject to, making it a more cost effective build. The plans for the basement extension are available upon request.

Tenure

Freehold

Local Authority

The Royal Borough of Kensington and Chelsea, London

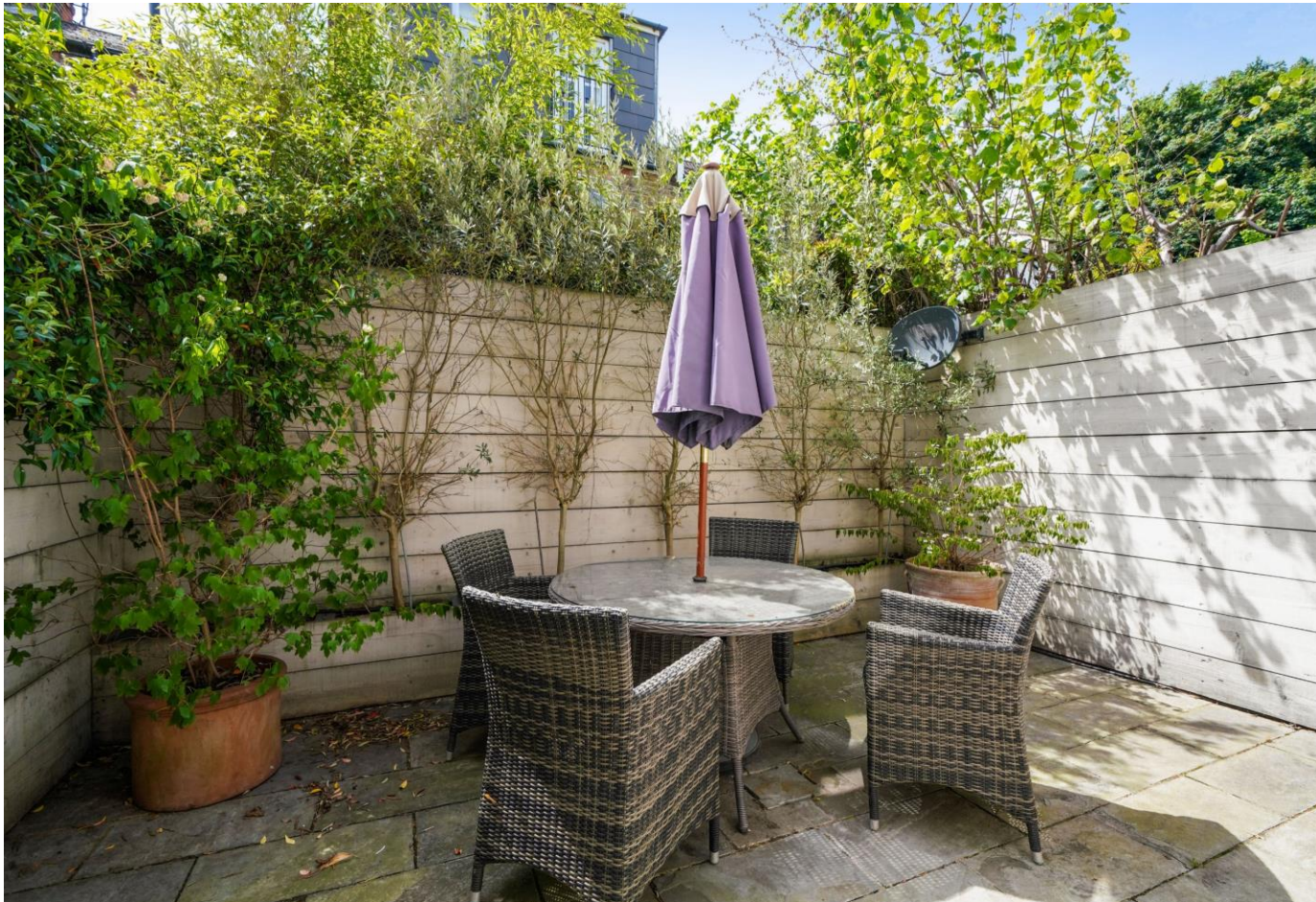
Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelsea Office.
Telephone: +44 (0) 20 7578 9000.





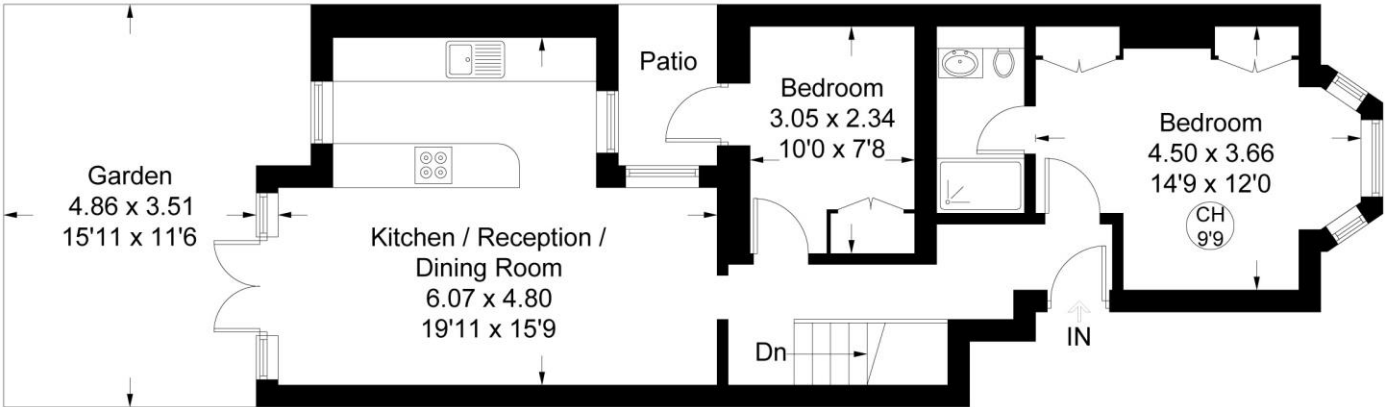
Uverdale Road, London, SW10
Gross Internal Area 770 sq ft, 71.5 m²

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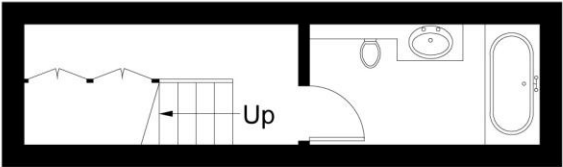


Uverdale Road, SW10

Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



Ground Floor



Basement

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(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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