



BURTON COURT

CHELSEA SW3

A fabulous apartment of approximately 1,763 sq ft arranged over the raised ground floor of this special portered building overlooking Burton Court Gardens, tennis courts and the Royal Hospital.



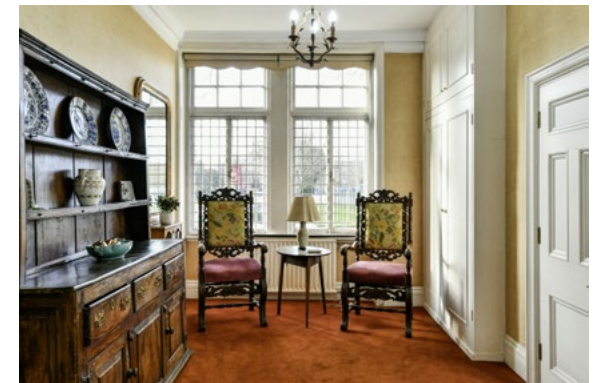
The apartment has a splendid view of the Royal Hospital. Built by Sir Christopher Wren in 1681 to house retired soldiers, the Royal Hospital is surely one of London's most beautiful buildings and an architectural masterpiece.

The apartment is well-arranged and the proportions are excellent with a double aspect to the south and west, which combined with good ceiling heights, give fabulous light and atmosphere.



Unusually, the three reception rooms are all connected laterally, with the kitchen centrally located creating a sense of width and easy use, ideal for modern-day living.

Having been in the same family for over 45 years, this wonderful family apartment has been a happy home and now represents an opportunity for an incoming purchaser to completely renovate to their own specifications.





The communal gardens of Burton Court are owned by the Royal Hospital and access may be sought by application directly to the Hospital.

The gardens include three tennis courts that can be booked, as well as a cricket pitch, regularly used during the summer months.

It also has a separate dog area and is one of only very few communal gardens that allow a dog to run freely off the lead.

The 250 acres of Battersea Park are also only a short distance across Chelsea Bridge.

Close to Sloane Square and all the surrounding shops, restaurants and amenities including Pavilion Road, the location is superb.

It is close by to the artisan parade of shops on the Pimlico Road with Elizabeth Street slightly beyond. The iconic Kings Road is similarly close by as is Knightsbridge, further up Sloane Street.

ATTRIBUTES

- Three bedrooms
- Three/four reception rooms
- Two bathrooms
- Guest cloakroom
- Circa 1,763 sq ft
- Lift
- Porter
- Ground floor
- Residents parking



APPROXIMATE GROSS
INTERNAL AREA

1,763 sq ft
163.8 sq m



TENURE

Share of freehold,
953 years 5 months
remaining

GUIDE PRICE

£3,250,000

GROUND RENT

Peppercorn

SERVICE CHARGE

Biannual payments
of £4,593.75 totalling
£9,187.50 per annum

RESERVE FUND

Biannual payments
of £4,495.75 totalling
£8,991.50 per annum

LOCAL AUTHORITY

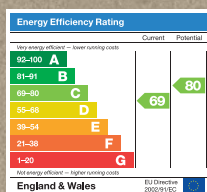
The Royal Borough
of Kensington
& Chelsea

COUNCIL TAX

Band H

EPC

Rating C



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Sloane Street

66 Sloane Street, London SW1X 9SH

+44 (0)20 7235 9959

knightsbridge@struttandparker.com
struttandparker.com

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