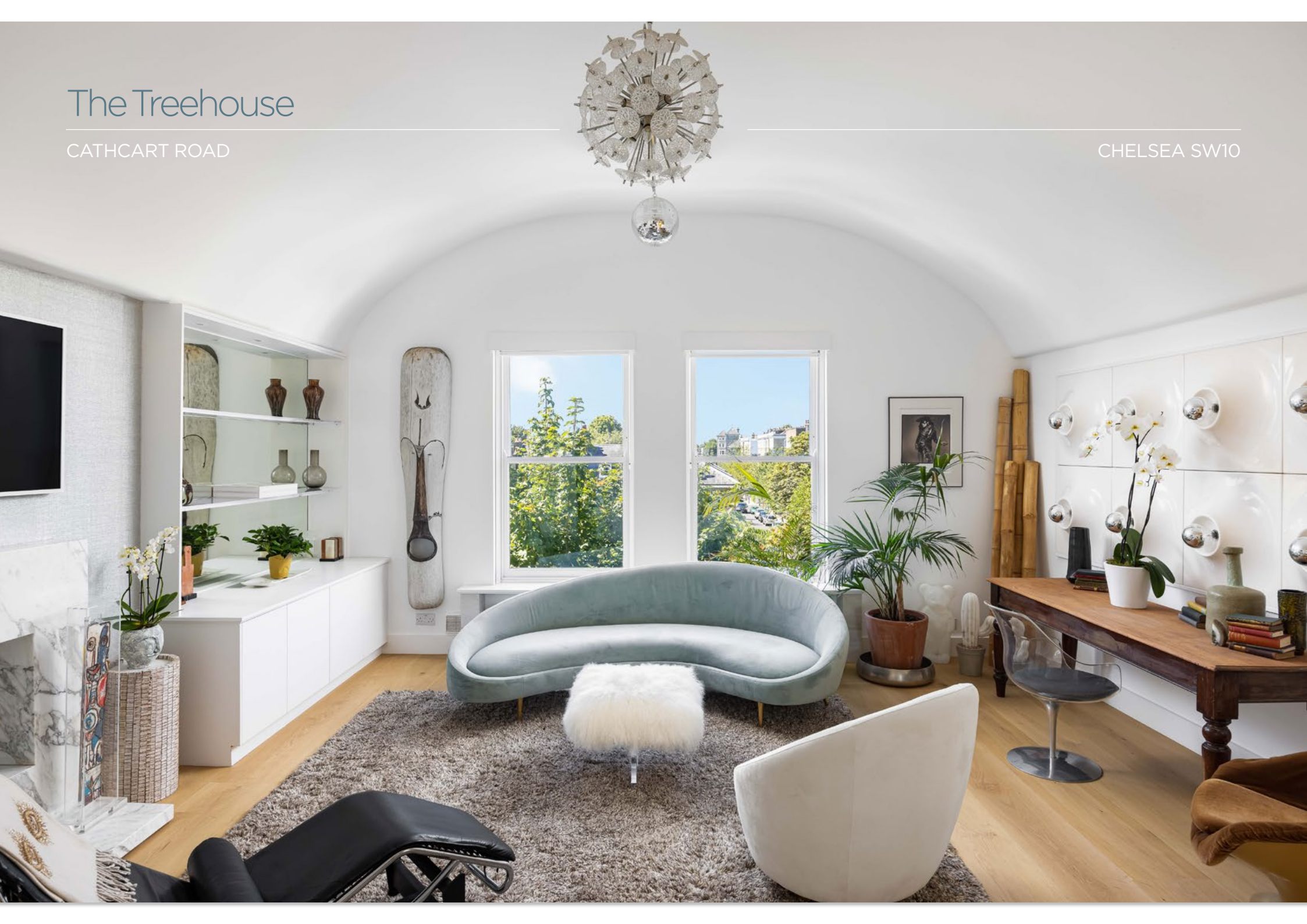


The Treehouse

CATHCART ROAD

CHELSEA SW10





This striking property is situated advantageously in a distinct and fully detached period building with exquisite west-facing views extending straight down Cathcart Road and towards the steeple of St Mary The Boltons church.

The flat sits graciously over the entire top floor (second floor) and offers sweeping 360° views from four exposures in addition to sky lights which allow for the most incredible light throughout.

Each view offers a pleasant, green and open aspect thereby creating a sense of calm. The interiors are imaginative, playful and thoughtful with the most exacting attention to detail. Storage abounds.

Of particular note, is the stunning drawing room which offers a barrel vaulted ceiling measuring 3.4 metres and two large sash windows affording a wealth of light and views of tree tops and endless sky. This sense of light and space is unrivalled and helps to make this such an outstanding flat.

To complement the impressive entertaining area, there are four bedrooms, three of which are situated at the rear of the property. These rooms are flexible in use and can be adapted to suit one's requirements.

Furthermore, there is a loft space which measures over 300 square feet and would make for the ideal snug/study or additional storage.

There is also the added convenience of secured parking at the rear of the building which marks it out as one of the most outstanding flats of its category to come to the market.

The most sensational top floor flat, stylish and fabulous in every way





LOCATION

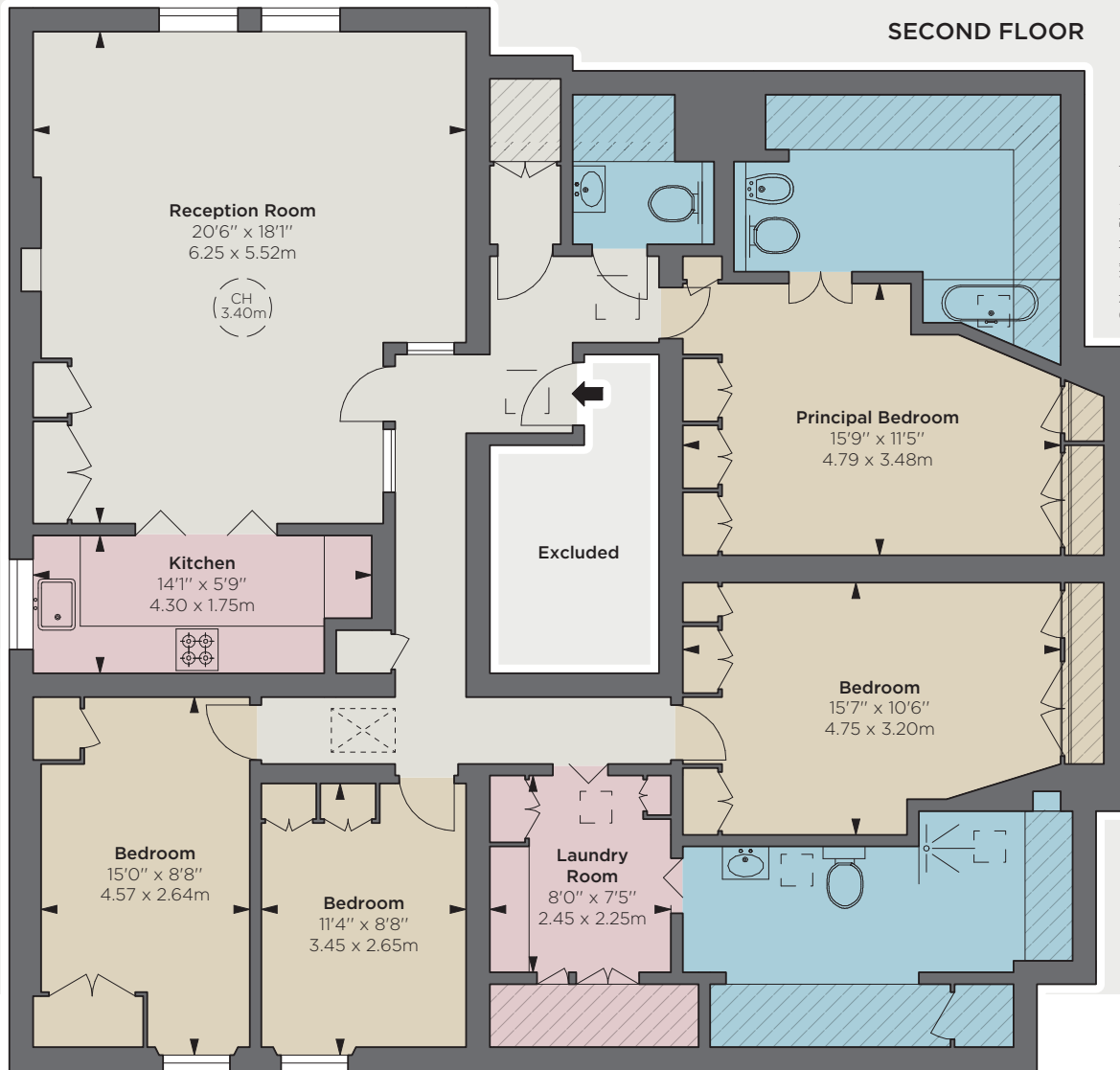
2 Cathcart Road is located in an enviable position at the northern end of Redcliffe Road with clear views directly down Cathcart Road. It is a fully detached and striking building therefore making it unique and also the preferred building on this address.

Cathcart Road is a well-regarded address set within the Boltons Conservation Area. Neighbouring roads include the Boltons, Tregunter Road and Gilston Road which puts it in an ideal position within this revered pocket of Chelsea SW10. It is conveniently situated on this popular residential road which runs parallel to Tregunter Road, situated just off Hollywood Road with its smart selection of pubs, and restaurants.

ACCOMMODATION

- Four bedrooms
- Reception room
- Kitchen
- Two bathrooms (one en suite)
- Cloakroom
- Laundry room
- Loft/snug (302 sq ft)
- Off-street parking
- 1,651 sq ft (including loft 1,953 sq ft)





TERMS

Asking Price: £2,995,000

Tenure: Share of freehold; leasehold of 999 years from 27.11.2012 (ending 31.12.3011) therefore approximately 989 years remaining

Service Charge: Approximately £2,000 per annum

Local authority: Kensington and Chelsea

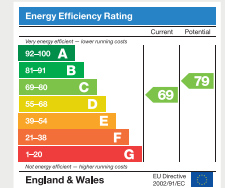
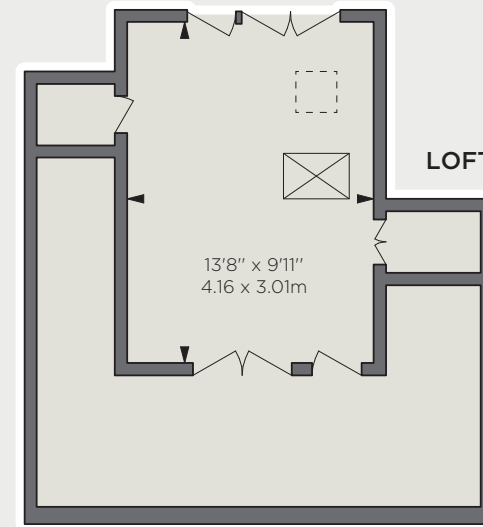
Council Tax: Band G, £2,274.12 for 2022-23

AREA

Approximate Gross Internal Area
1,651 sq ft / 153.38 sq m
excluding loft

Loft
302 sq ft / 28.06 sq m

Total
1,953 sq ft / 181.43 sq m



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