



Cathcart Road, Chelsea, SW10

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Cathcart Road, Chelsea, SW10

A super first floor one-bedroom flat with a balcony and a share of freehold.

1 Bedroom | 1 Reception room | 1 Bathroom  
First floor flat | Balcony | Residents parking  
EPC Rating D

A beautiful one bedroom, share of freehold, first floor flat with double doors to a private balcony, with wooden floors and lots of storage found on one of Chelsea's premier addresses.

Featuring a large reception room with high ceilings and French windows opening onto the front balcony, separate kitchen, bathroom and a double bedroom with excellent storage.

Cathcart Road is located off the fashionable Hollywood Road, close to the area known as 'The Beach', with its eclectic array of shops, bars and restaurants.

## Terms

**Tenure:** Share of Freehold – 993 Years and 2 months

**Service Charge:** £2,922 pa plus £540 pa for sinking fund

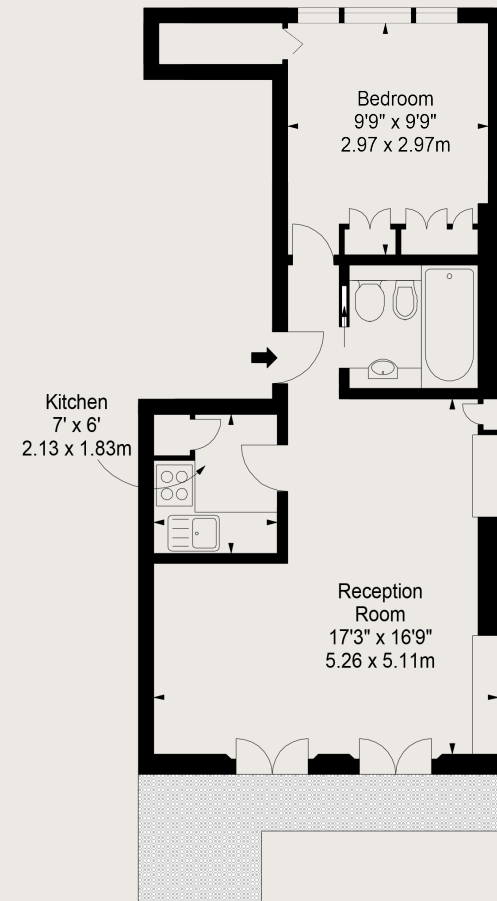
**Council Tax:** Band D

**Local Authority:** The Royal Borough of Kensington and Chelsea

**Asking Price:** £799,950



Gross Internal Area 477 sq ft (44.31 sq m)  
For identification purposes only.



First Floor

## IMPORTANT NOTICE

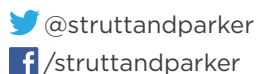
Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2024. Particulars prepared February 2024 Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

## Chelsea SW10

140 Fulham Road, London, SW10 9PY

**020 7373 1010**

chelseaSW10@struttandparker.com



Over 45 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

