

Cathcart Road

London, SW10



**STRUTT
& PARKER**

AN ESTATE GROUP

A striking apartment on the third floor with a studio-style drawing room and double bedroom.

An immaculately presented one-bedroom apartment with studio-style drawing room and double bedroom displaying a modern and elegant design. The flat features underfloor heating and parquet flooring throughout, providing an exceptional specification.



1 RECEPTION ROOM



1 BEDROOM



2 BATHROOMS



LEASEHOLD



708 SQ FT



**ASKING PRICE
£795,000**

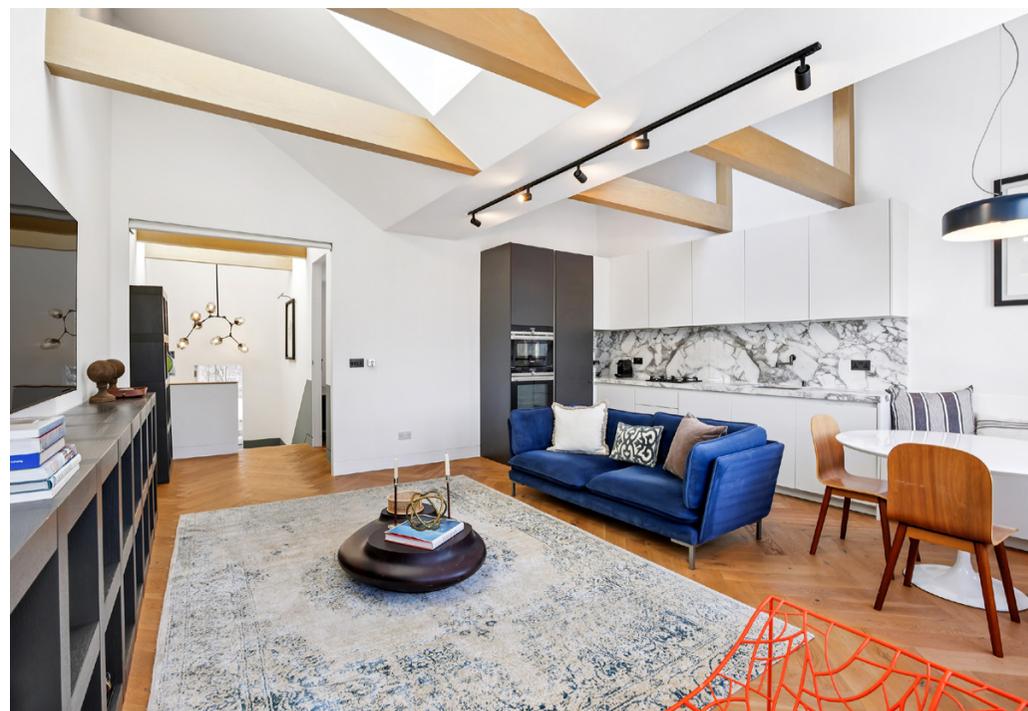


The property

Positioned on the third floor and set within an attractive period building, this super one double bedroom flat extends to approximately 708 square feet. Entered on the second floor, the flat opens to a practical utility room, guest W.C and shower, followed by a set of stairs leading to a stunning bathroom and generous double bedroom. A super 3.7m ceiling height defines the open-plan kitchen and drawing room, where vaulted ceilings and exposed beams offer volume and architectural character, enhanced by several skylights flooding the flat with natural light. The flat combines contemporary restoration with the charm of its period setting.

Location

Cathcart Road is a well-regarded Chelsea address, conveniently positioned running adjacent to the desirable Hollywood Road and the Fulham Road, a popular pocket within the western side of Chelsea. This fantastic location offers a vibrant village feel and a real hub of activity, providing many local shops, cafés and restaurants all within close proximity.





CATHCART ROAD, SW10

Total Areas Shown On Plan

708 sq ft (65.80 sq m)

■ Gross internal area 648 sq ft (60.22 sq m)

■ Utility 60 sq ft (5.58 sq m)

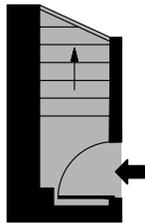
including restricted height under 1.5m ([- - - -])

CH = Ceiling Heights

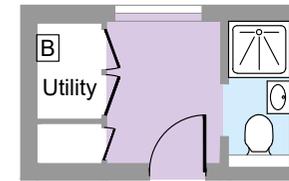
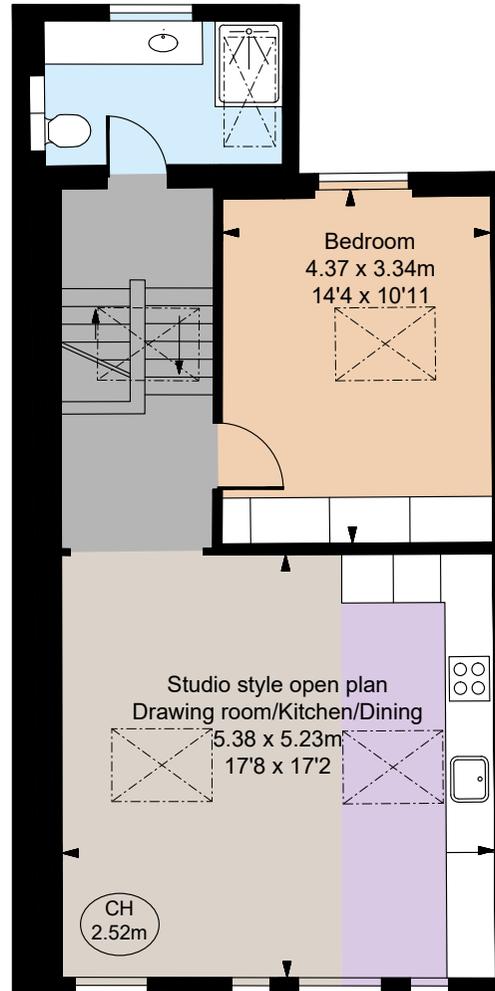
For identification purposes only.

For illustrative purposes only – not to scale

The position and size of doors, windows, appliances and other features are approximate only.



Second Floor Entrance



First Floor Half Landing
(Not shown in actual location or orientation)

Third Floor

Floorplans

Gross internal area 648 sq ft (60.22 sq m)

Utility 60 sq ft (5.58 sq m)

Total Gross internal area 708 sq ft (65.80 sq m)

For identification purposes only.

General

Tenure: Leasehold expiring on 20th June 2187 and therefore has 161 years unexpired

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £4,000 PA

Ground Rent: Peppercorn

Council Tax: Band E

EPC Rating: D

Parking: Residents parking permit

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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