



Cheyne Gardens, Chelsea SW3



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A charming split level maisonette on a highly sought after street in old Chelsea

Private entrance | Kitchen | Reception room  
Dining area | Cloakroom | Principal bedroom  
with en suite bathroom | Two further bedrooms,  
one en suite | Boiler room | Outbuilding  
Gardens | Caretaker | EPC Rating E

Having been in the same ownership for almost 30 years this fantastic apartment offers a wonderful opportunity to move into this highly sought after address.

Entered at raised ground floor level through your own front door there is an immediate sense of arrival. The property, extending to almost 1,700 sq.ft, has over 3m high ceilings giving a wonderful sense of volume. The three double bedrooms are all located on the lower ground floor, two of them with access to the charming garden at the rear.

The property further benefits from a very useful outbuilding for external storage and the onsite caretaker who lives next door.



## Terms

**Tenure:** Leasehold expiring 22/12/2118  
**Local Authority:** The Royal Borough of  
Kensington and Chelsea  
**Service Charge:** £6,254 pa  
**Ground Rent:** £600 pa  
**Council Tax:** Band H  
**Asking Price:** £3,200,000









Cheyne Gardens is a fabulous address situated on a wide, leafy street at the Southern end of Chelsea Manor Street by Cheyne Walk.

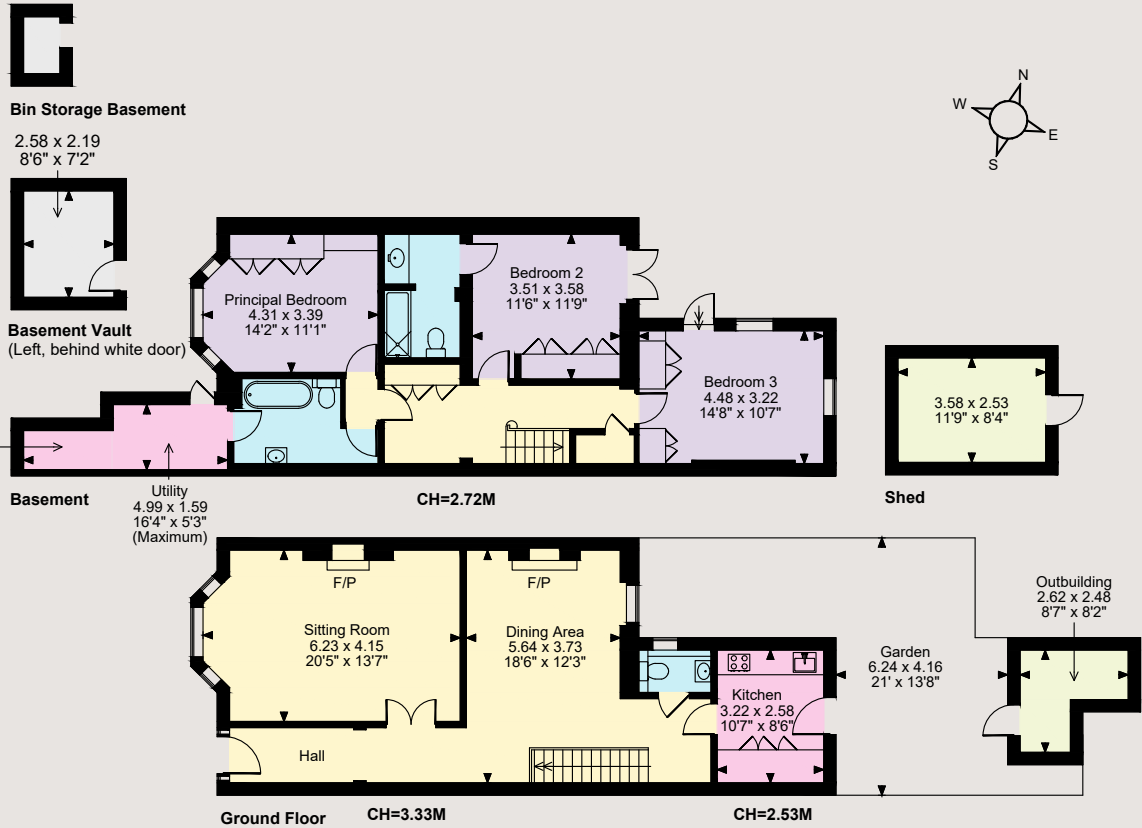
All the shops, bars and restaurants that the famous King's Road has to offer are in close proximity and the location gives easy access to the river Thames, the open spaces of Battersea park, accessed over Albert Bridge, and the charming Chelsea Physic Garden close by on the Royal Hospital Road.

Sloane Square underground station (Circle and District line) is 0.8 miles away or the river taxi offers a popular commute to the City (approximately 35 minutes from Cadogan Pier to Canary Wharf)

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Floorplans  
Floor internal area 1,688 sq ft (157 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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