

Elvaston Place

London, SW7



An impressive, meticulously refurbished south facing first floor apartment in the heart of SW7.

A stunning, south facing, first floor two-bedroom two-bathroom apartment with front terrace that has been interior designed throughout.



1 RECEPTION ROOM



2 BEDROOMS



2 BATHROOMS



SHARE OF FREEHOLD



1,136 SQ FT



**GUIDE PRICE
£2,300,000**

The property

The bright traditional reception room is adorned with a period fireplace and cornicing as well as south facing French windows which take advantage of this room's preferential southerly aspect. This room is open plan and boasts a bespoke designer kitchen and dining area. Down the hall, a modernised shower room can be found, a spacious second bedroom, set up currently as a home office with a mezzanine sleeping area and finally a well-equipped and specialised utility room. The rear of this sprawling apartment is a modern extension of the building that has been undertaken by its current tasteful owners, the spacious principal suite is arranged within this extension and benefits from a walk-in wardrobe as well as an incredibly large principal bathroom suite that boasts both a shower and free-standing bath

The apartment is situated within an impressive period building. This building has been well maintained, and the communal parts have been totally refurbished. The building also has the benefit of a lift (not often found on these terraces), which in turn provides this apartment with sought-after direct lift access.

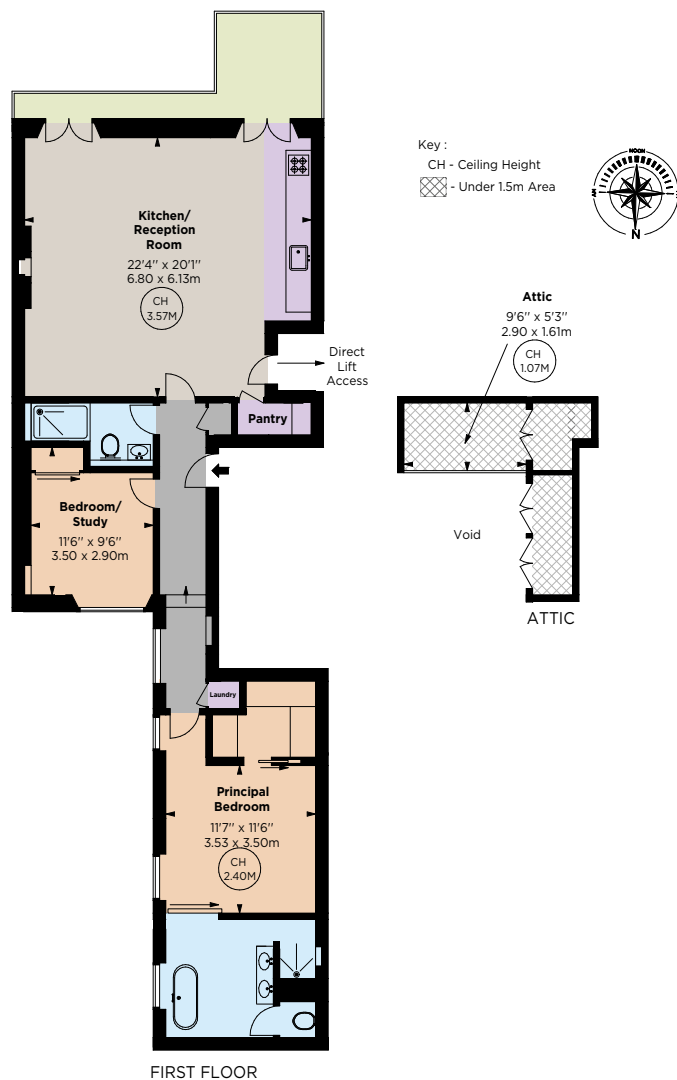
Location

Elvaston Place is one of the best terraces in South Kensington. Located between the best part of Gloucester Road and Queen's Gate, offering proximity to South Kensington and Gloucester Road tube stations as well as Hyde Park, Kensington High Street, Kensington Palace Gardens and an array of shops, bars, and restaurants as well a number of world-renowned attractions such as the Natural History Museum, Victoria & Albert Museum and Harrods.

Gloucester Road and South Kensington Underground stations are close by, these stations are serviced by the Central, District and Piccadilly lines – providing excellent transport links.







Floorplans

Gross internal area 1,033 sq ft (96 sq m)
 (Excluding attic)
Approx. gross internal attic area *
 103 sq ft (9.57 sq m)
Total approx. gross internal area *
 1,136 sq ft (105.57 sq m)
 For identification purposes only.

General

Tenure: Lease dated June 2981 so approximately 956 years remaining plus share of freehold

13 September 2016 Term : 999 years beginning on and including 24 June 1981

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £4,679.80 per annum

Ground Rent: Peppercorn

Council Tax: Band F

EPC Rating: C

Parking: RBKC Residents' Parking permit

Broadband: Installed

South Kensington

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