



Ormonde Gate, SW3

A rare gem of a 2nd floor apartment on Ormonde Gate with arguably the best position and garden view overlooking the cricket pitch, with the tennis courts beyond.

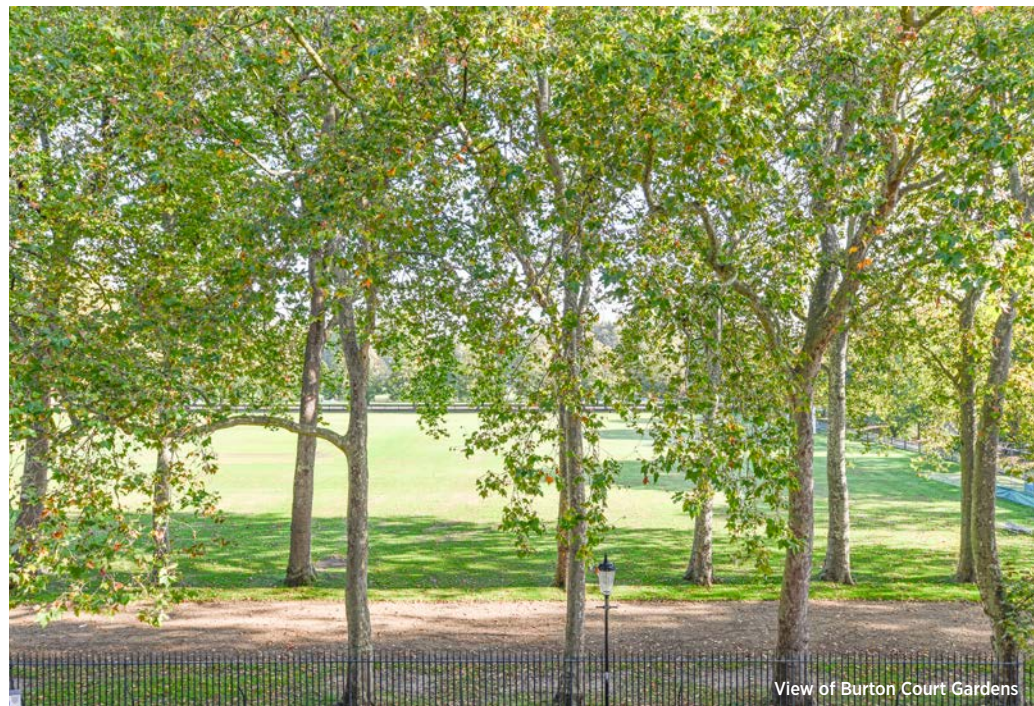
This one bedroom apartment has fabulous volume and elegant proportions with 3.15m ceilings. The reception/dining room has arguably the best views of Burton Court Gardens and the bedroom is very quiet, with a bay-window and communal garden views.

The entrance hall opens to the reception/dining room with central fire and there is a well-fitted kitchen. The width allows a dining area comfortably to occupy the same reception space.

The bedroom also has equally fabulous ceiling heights and therefore great storage. The bay window overlooks the communal gardens to which there is access. The bathroom is en suite and immaculate. There is also air-conditioning.

The building is well managed and the common parts are kept to a very high standard.

Ormonde Gate is one of the most sought-after addresses in Chelsea, with handsome Victorian houses overlooking the gardens of the Royal Hospital, a Sir Christopher Wren masterpiece.





In addition to the ultra-long lease the apartment also has a Share of Freehold. There is access to the communal gardens to the rear, which are only accessed by neighbouring houses, and a small number of Share of Freehold buildings on the address.

The stunning gardens of Burton Court opposite are owned by the Royal Hospital. Access to these is possible by independent application to the Royal Hospital. Here there are 3 tennis courts that can be booked, the cricket pitch and nets, and unusually there is an area where dogs are allowed to run off the lead.



Communal Gardens

Terms

Tenure: 998 years remaining plus a Share of Freehold

Ground Rent: Peppercorn

Service Charge: Approximately £4,700 per annum

Local Authority The Royal Borough of Kensington and Chelsea

Council Tax Band G

EPC Rating D

Price: £1,995,000

Sloane Street

66 Sloane Street, London SW1X 9SH

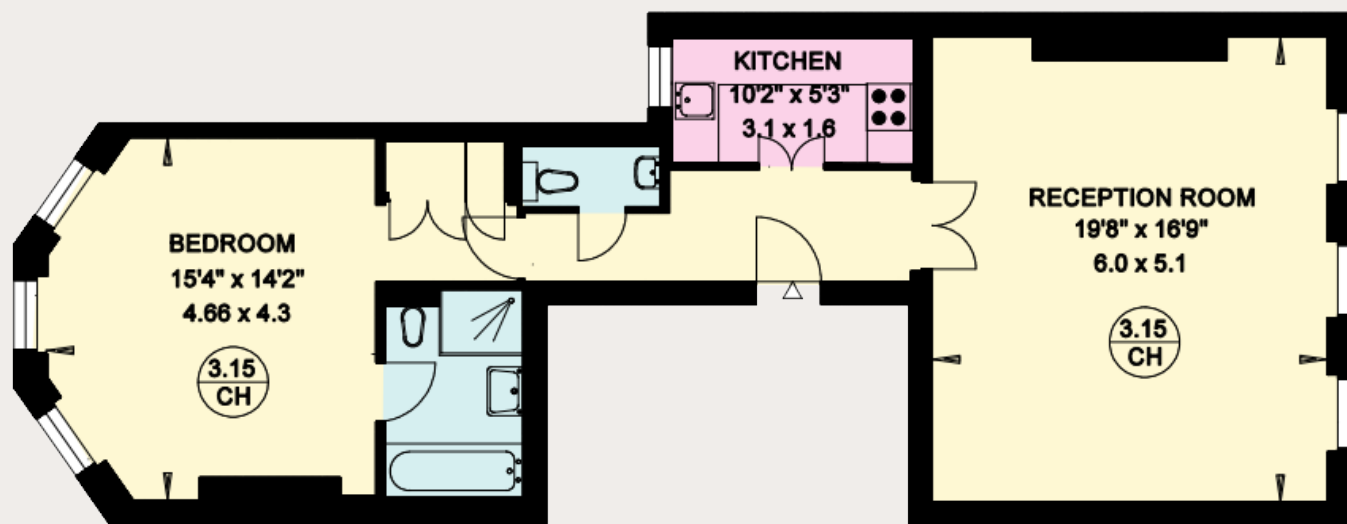
020 7235 9959

sloanestreet@struttandparker.com

Approx. Gross Internal Area 790 sq ft (73.4 sq m)

Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

* As Defined by RICS - Code of Measuring Practice



Second 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 October 2023. Particulars prepared October 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited