



Park Walk, Chelsea, SW10

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An incredibly rare opportunity to purchase a one of a kind one-bedroom flat in the heart of Chelsea.

A substantial one-bedroom flat, arranged over the first and second floor, benefitting from its own entrance and fabulous private terrace. The property offers impressive lateral living space and high ceilings throughout.

Positioned in a highly desirable location, Park Walk is a popular street off the Fulham Road which runs down to the Kings Road, conveniently placed for the many local shops, bars and restaurants on your doorstep.

The property provides a prospective purchaser with an exciting prospect to re-model and extend. There is potential to add a second bedroom on the first floor along with the possibility of adding an additional floor with a further two bedrooms and second bathroom, subject to planning permission and required consents.

Given the sought-after location and scope for improvement, this flat is perfect for use as a pied a terre or for someone keen to add space and value. The property is offered to the market chain-free with a long leasehold of 110 years.

Own entrance | Large terrace | First & second floor | Desirable location | Reception | Kitchen Bedroom | Bathroom | No chain | Potential to extend (subject to planning permission).

EPC rating D | Council tax band G.

Terms

Tenure: Leasehold - 125 Years from 31 May 2023

Service Charge: £2,127 PA

Ground Rent: £50 PA

Local Authority: Royal Borough of Kensington & Chelsea

Guide Price: £1,225,000







PARK WALK, SW10

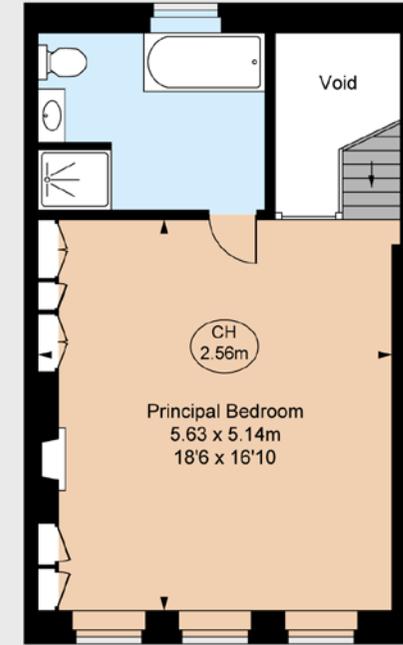
Gross internal area 935 sq ft (86.84 sq m)
 (Excluding Void)
 including restricted height under 1.5m ([- - - - -])
 CH = Ceiling Heights
 For identification purposes only.

For illustrative purposes only – not to scale

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



Ground Floor Entrance
 Approximate Gross Internal Area
 5.56 sq m / 60 sq ft



First Floor
 Approximate Gross Internal Area
 42.42 sq m / 457 sq ft

Second Floor
 Approximate Gross Internal Area
 38.86 sq m / 418 sq ft

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