Park Walk, Chelsea, SW10

STRUTT&PARKER
BNP PARIBAS GROUP

Park Walk, Chelsea, SW10

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 opportunity 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.

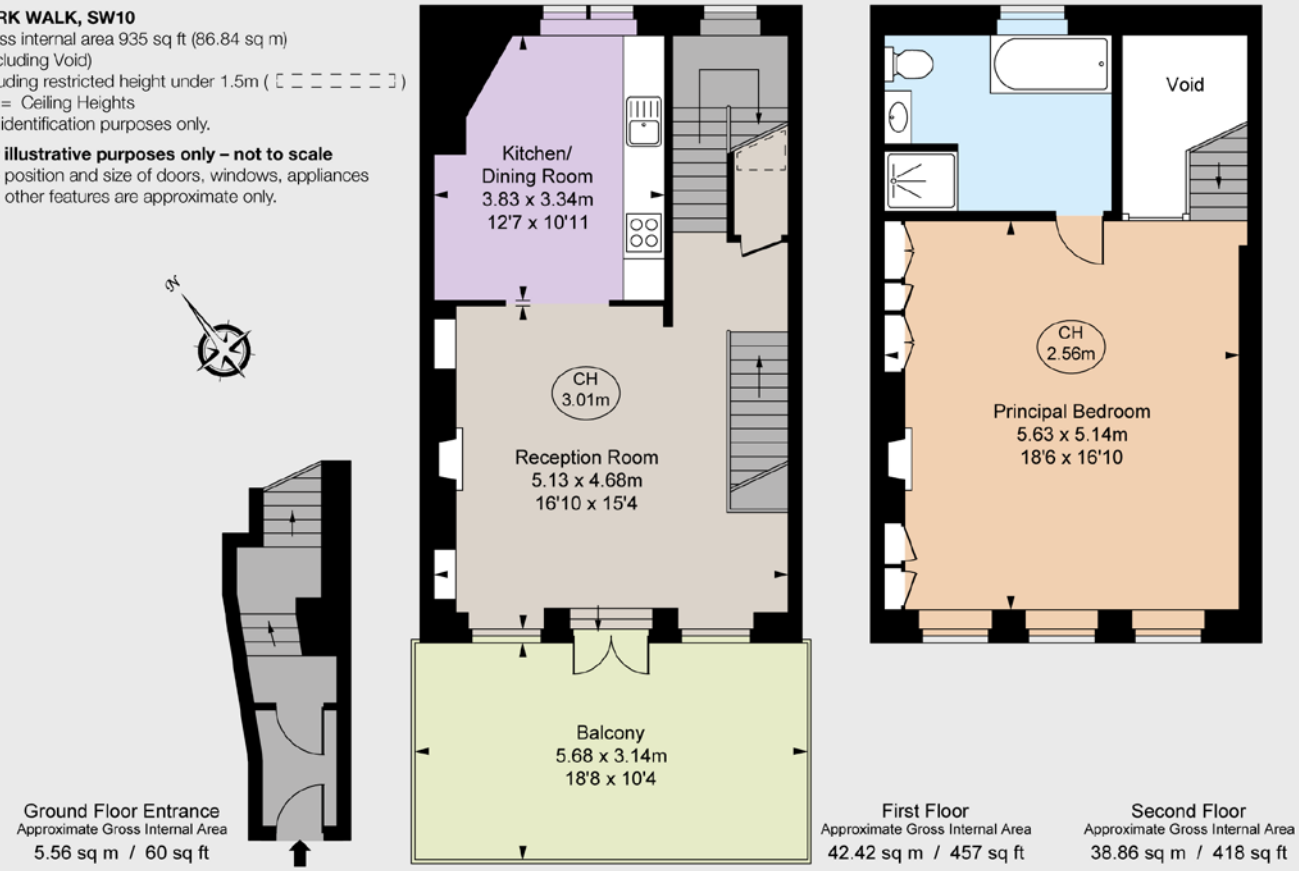
Own entrance | Large terrace | First & second floor | Desirable location | Reception | Kitchen Bedroom | Bathroom | No chain | Potential to extend (subject to planning permission).

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: £950,000

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

Chelsea SW10
140 Fulham Road, London SW10 9PY
020 7373 1010
chelseasw10@struttandparker.com

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 March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.