



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 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 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 | Own Entrance
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 - 110 years

Service Charge: £2,127 PA

Ground Rent: £50 PA

Local Authority: Royal Borough of Kensington & Chelsea

Guide Price: £1,375,000



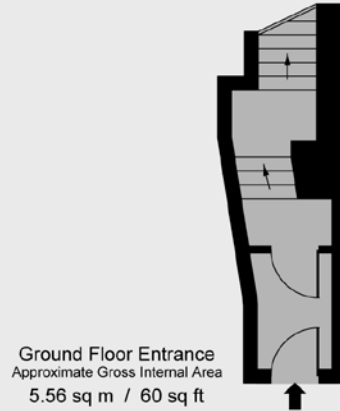




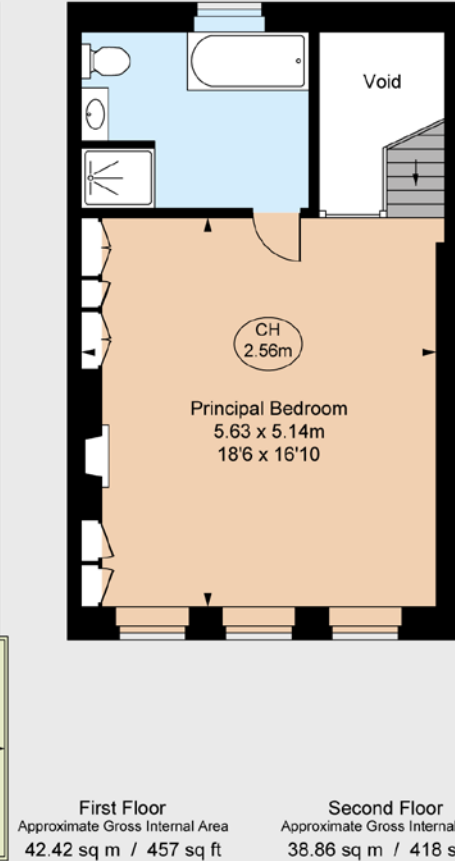
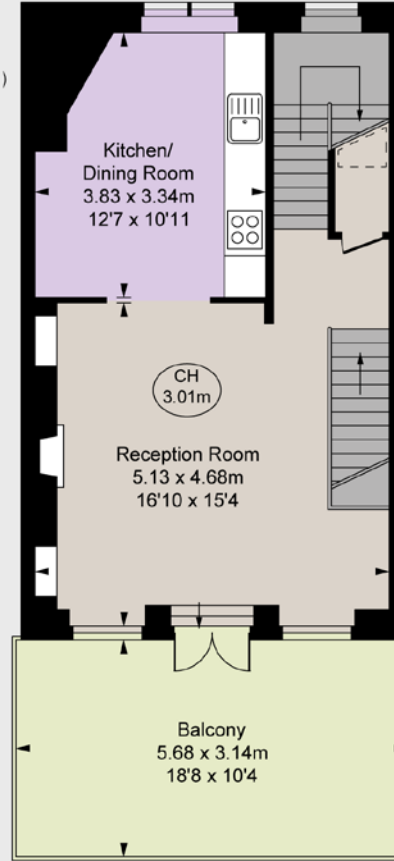
PARK WALK, SW10

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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