

Pond House,
Pond Place, Chelsea



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A charming and newly refurbished top floor 2-bedroom flat with west facing balcony.

This charming and incredibly light apartment has very recently been refurbished and is presented to a very high standard. Situated on the top floor (4th) and occupying the northern end of the building, it has wonderful east-to-west light; the bedrooms enjoy the morning sun and the living room, with its enviable balcony, benefits from the westerly evening light.

The refurbishment gives any incoming purchaser the reassurance of new double-glazed windows, new boiler providing private heating and hot water, and stunning wooden flooring throughout.

Private parking is available by separate negotiation.



Location

Pond House is a collection of purpose-built buildings located on Pond Place, a charming non-through road linking the Fulham Road and Cale Street. This flat is in the front building right on Pond Place

The location is ideally suited as all the shops, bars and restaurants of South Kensington, Chelsea Green and the King’s Road are in the close vicinity.

South Kensington underground station (Piccadilly, District and Circle Lines) is 0.2 miles away.

Postcode region: SW3

General

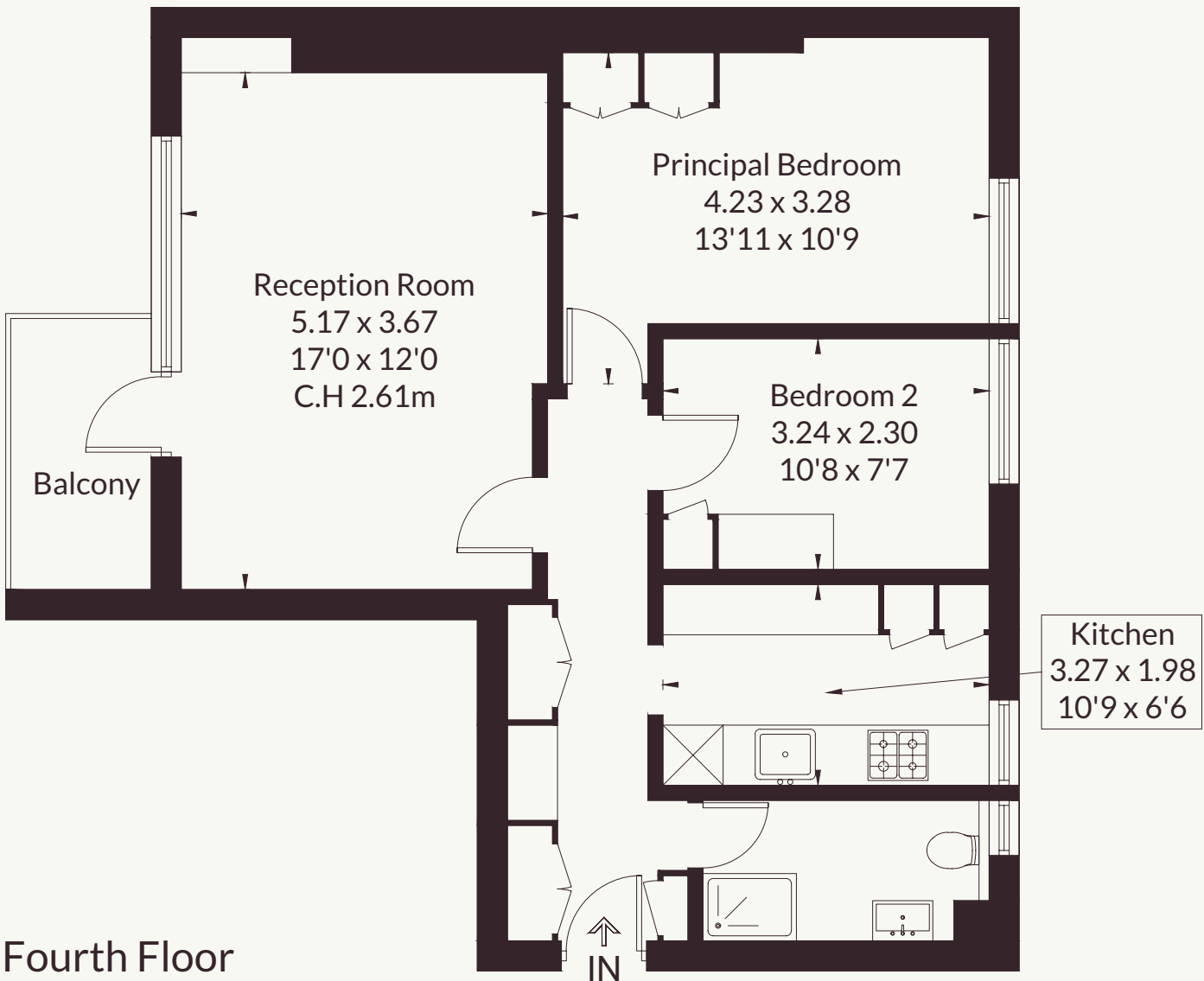
Local Authority: The Royal Borough of Kensington and Chelsea
Tenure: Leasehold (approximately 205 years left)
Ground Rent: £10 per annum.
Service Charge: £1,581 per annum.
Council Tax Band: D
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

659 sq ft (61.2 sq m)
2 bedrooms
1 reception room
1 bathroom
Upper floor
Balcony

Guide price £695,000



Approximate Floor Area = 61.2 sq m / 659 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #115307

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