



REDBURN STREET

CHELSEA SW3



An excellent first and second floor maisonette comprising open-plan living/dining/kitchen, an indulgent principal bedroom with en-suite bathroom, second bedroom, shower room, and super 11'6 x 10' south-facing terrace



Under the same ownership for 20 years, this property benefits from share of freehold and is one of only two apartments in the building. The maisonette is accessed via a raised ground floor entrance and is generously proportioned, flooded with natural light, and bright throughout.

Of particular note, the first floor provides attractive open-plan living space with floor-to-ceiling height of 2.95 metres and full-height sash windows opening out onto a full-width balcony. The second floor is entirely devoted to the principal bedroom and en-suite bathroom. The excellent south-facing terrace has far-reaching views over the rooftops of Christchurch Street and beyond.





## Location

Redburn Street is ideally placed to the south of the Kings Road, quietly located off Tedworth Square, adjacent to a delightful array of boutiques, shops and restaurants of the Kings Road and Sloane Square.

The area is one of the most historic parts of Chelsea, with Sir Christopher Wren's famous Royal Hospital forming the centrepiece of the area.

The beautiful grounds, cricket pitch and tennis courts of nearby Burton Court are accessible to an incoming purchaser for a modest fee, by separate arrangement with The Royal Hospital. Furthermore, the wide open spaces of Battersea Park are within easy reach.

The nearest underground station is Sloane Square.



## Accommodation

- Entrance on raised ground floor
- Open-plan living/kitchen/dining on first floor
- Principal bedroom and en-suite bathroom
- Bedroom 2
- Shower room
- South-facing terrace
- Independent gas central heating and hot water



## Terms

**Tenure:** 155 year lease remaining, expiring 28th September 2132, plus share of freehold

**Ground Rent:** Peppercorn

**Buildings Insurance:**  
50% Share of £2,423.60 for year ending 31st July 2024

**Common Parts Electricity:**  
50% Share of approximately £200 per annum

**Maintenance Expenses:** Shared 50/50 with the other freeholder

**Local Authority:** Royal Borough of Kensington & Chelsea

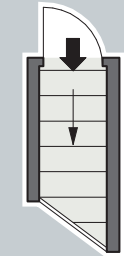
**Council Tax:** Band G

**EPC:** Rating C

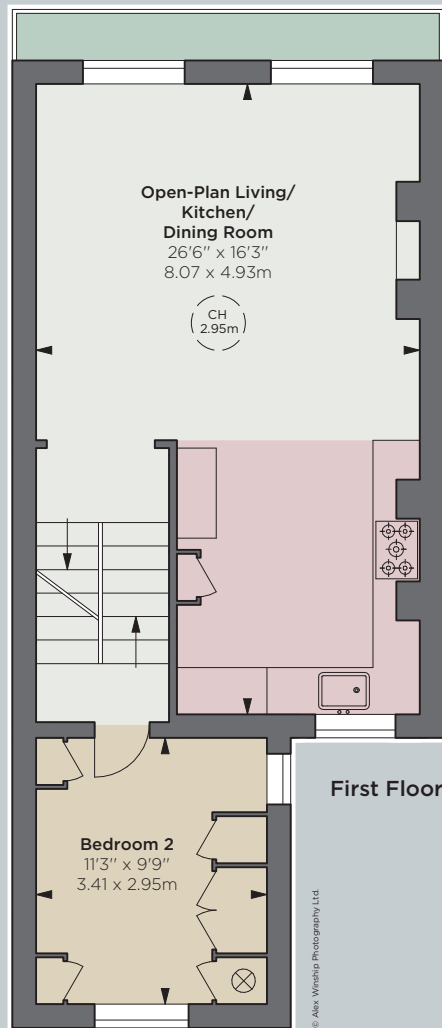
**Guide Price:** £1,975,000, subject to contract and survey, to include all fitted carpets, blinds, kitchen and utility equipment



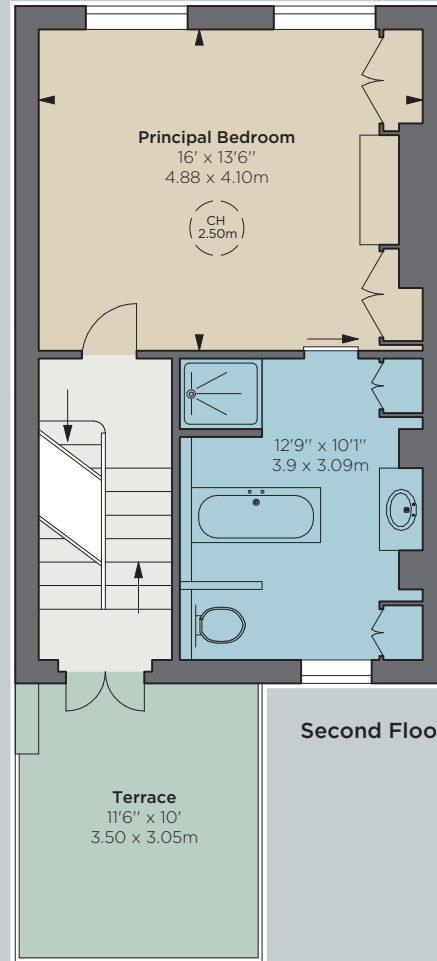
Energy Efficiency Rating	
95-100	A
81-94	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G
<small>Most energy efficient – lower running costs</small> <small>Least energy efficient – higher running costs</small>	
England & Wales	



Raised Ground Floor Entrance



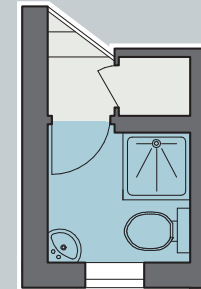
First Floor



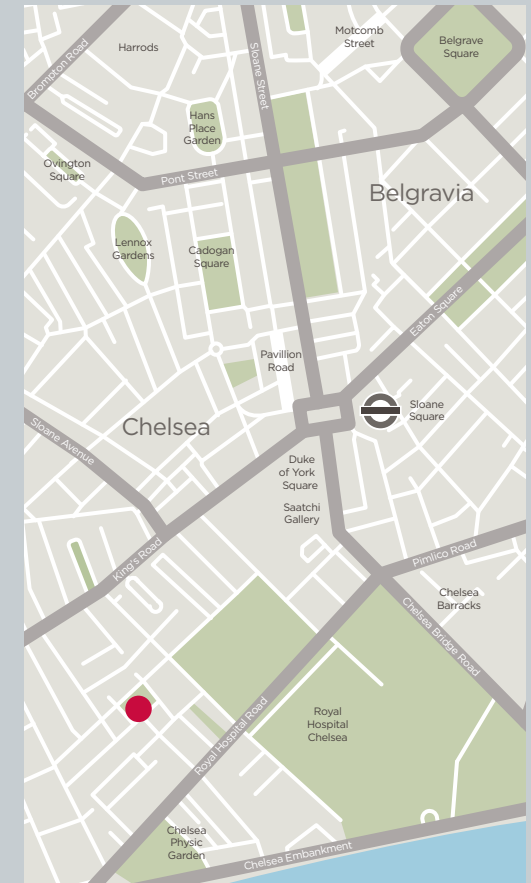
Second Floor



Approximate Gross Internal Area  
1,032 sq ft  
95.87 sq m



Second Floor Half Landing



## Sloane Street

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