

REDBURN STREET
CHELSEA SW3



A super ground and lower-ground-floor maisonette in the heart of Chelsea, with generous reception space, two double bedrooms and a delightful south-facing 27'1 x 15' garden



This charming property, flooded with natural light throughout the day, benefits from a share in the freehold of the building and is presented in immaculate order throughout.

On the ground floor, the flat offers a well-proportioned entrance/dining hall and drawing room, plus a kitchen with French doors opening onto a south-facing balcony and staircase leading down into the south-facing garden.

On the lower ground floor, the flat offers two good double bedrooms, a large bathroom and separate cloakroom. There is a door to the garden from this floor and also access to an internal vault, ideal for storage.

The garden itself is laid to York stone, with built-up flower beds, irrigation and lights. This utterly charming flat and garden would make the most perfect home.



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 on 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/dining hall
- Drawing room
- Kitchen with French doors onto ornamental balcony and stairs down to garden
- Two double bedrooms
- Bathroom
- Separate cloakroom
- South-facing 27'1 x 15' garden
- Two vaults, one internal and one external
- Separate street entrance

Terms

Tenure: Lease with 107 years remaining, expires 28.9.2132, plus share of freehold

Ground Rent: Peppercorn

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

Common Parts Electricity: 50% Share of approximately £240 per annum

Maintenance Expenses: Shared 50/50 with the other freeholders

Council Tax: Band D

Parking: RBK&C Resident's parking

Broadband: Installed at the property

EPC: Rating C

Guide Price: £1,650,000, subject to contract and survey, to include all fitted carpets, blinds, kitchen and utility equipment

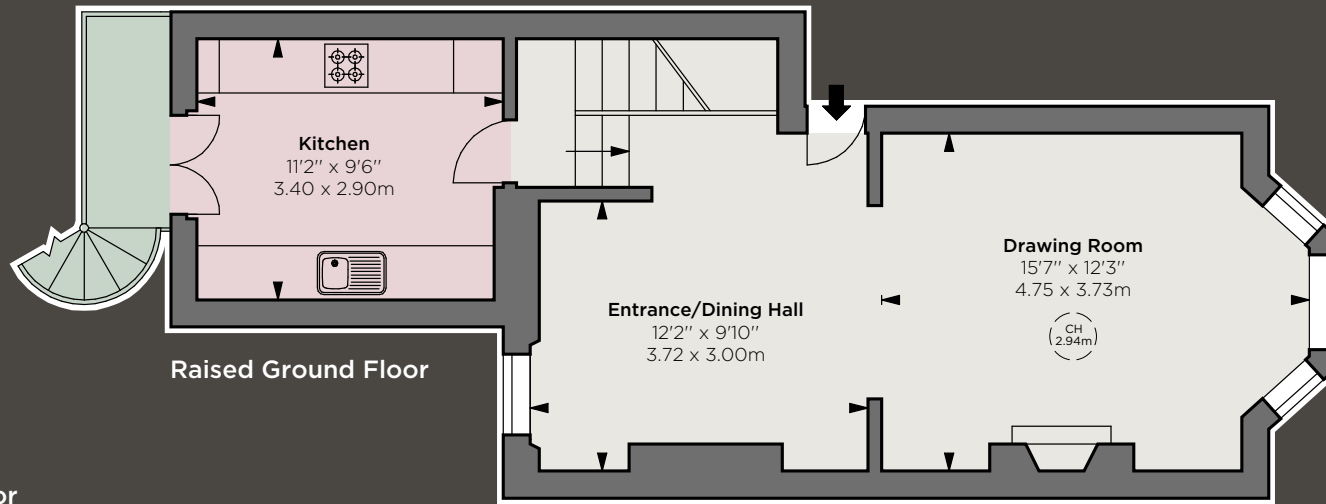




Hatched Area: Under 1.5m
CH: Ceiling height

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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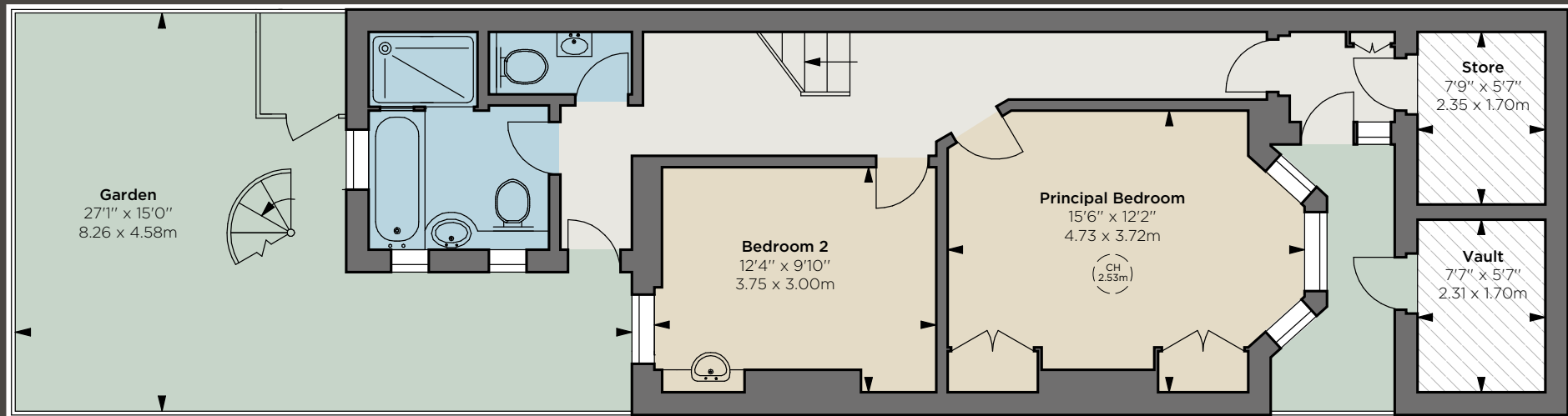


Approximate Gross Internal Area
1,092 sq ft / 101.45 sq m
excluding external vault

Approximate External Vault Area
43 sq ft / 3.99 sq m

Total Approximate Gross Internal Area
1,135 sq ft / 105.44 sq m
including under 1.5m area

Lower Ground Floor



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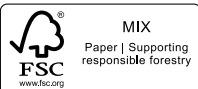
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