

# ROYAL AVENUE

CHELSEA SW3







This well-organised west-facing flat, now in need of updating, is laterally arranged over two buildings and benefits from lots of light and pretty views over the trees of the Royal Avenue. 37-41 Royal Avenue is a lateral block conversion over three buildings and comprising nine apartments. An extensive renovation of the block has just been completed and the incoming purchaser will benefit from a brand-new roof, a brand-new lift, and complete exterior redecoration.



*An excellent two-bedroom apartment on the third floor (with lift) of this immaculately maintained stucco-fronted period building in this prime Chelsea address*

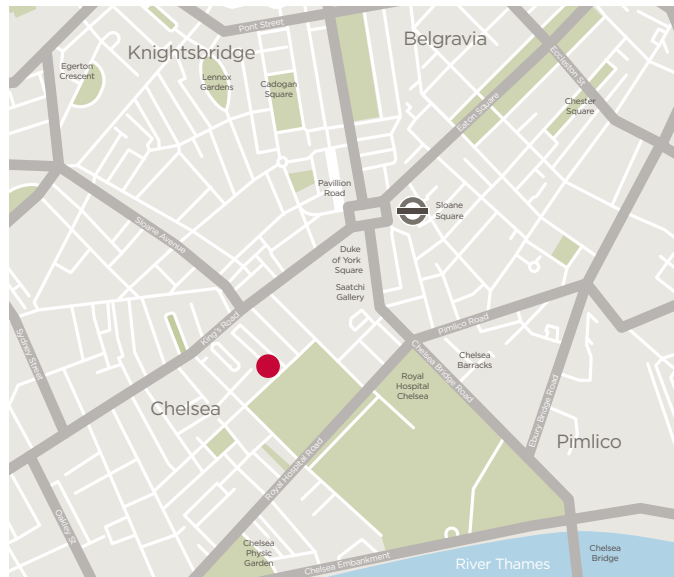






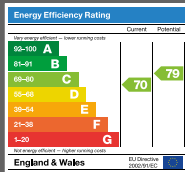
The Royal Avenue was designed by Sir Christopher Wren on behalf of King Charles II in 1682, part of a bold project intended to connect the Royal Hospital with Kensington Palace. Sir Christopher Wren's famous Royal Hospital forms the centrepiece of this beautiful and historic part of Chelsea, together with the immaculate grounds, cricket pitch, and tennis courts of Burton Court. An incoming purchaser can gain access to these for a fee by separate arrangement with the Royal Hospital.

Royal Avenue is one of Chelsea's most prestigious addresses, ideally located just off the King's Road and close to Sloane Square. The delightful boutiques, shops and restaurants of Duke of York Square, Pavilion Road and Kings Road are all on the doorstep. Sloane Square is the nearest underground station operating the Circle and District lines.



- Entrance hall
- Drawing room
- Kitchen/ breakfast room
- Principal bedroom with en suite bathroom
- Bedroom 2 with en suite shower room
- Independent gas central heating and hot water
- Lift



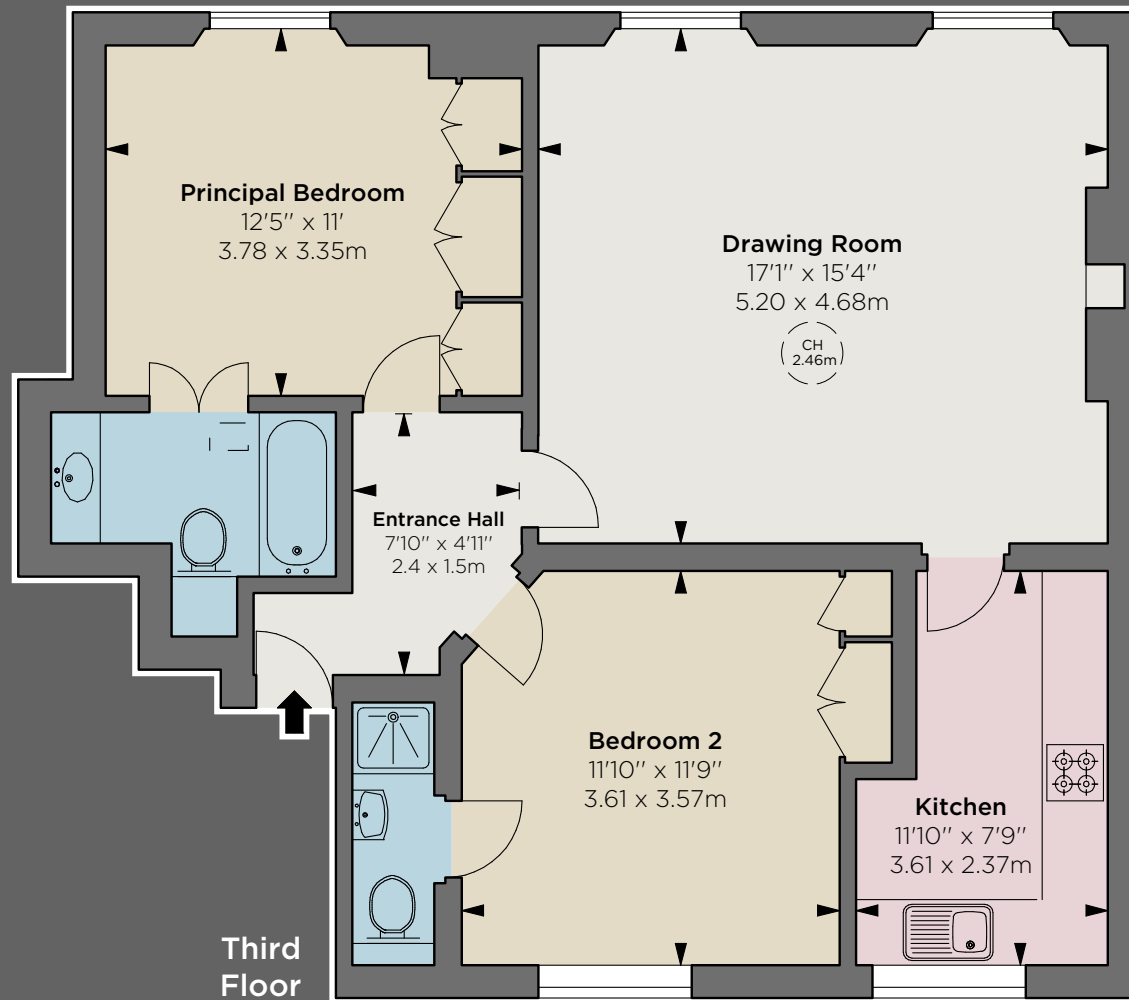


Approximate Gross Internal Area  
766 sq ft  
71.16 sq m

CH: Ceiling height

Floorplan for guidance only, not to scale or for 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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**Tenure:** Leasehold. 999 years from 10th October 1991, therefore approximately 969 years remaining plus 1/9 share of freehold

**Ground Rent:** Peppercorn

**Service Charge:** Flat 6 pays a 9.2% contribution towards exterior costs and a 12% contribution towards interior costs. This currently amounts to £9,661.28 per annum, paid quarterly, which includes a contribution of £4,140 per annum to the reserve fund

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

**Council Tax:** Band G

**Parking:** Residents' permit

**Broadband:** Wired for broadband

**EPC:** Rating C

**Asking Price:** £1,750,000 to include all fitted carpets, blinds, curtains, kitchen and utility equipment

## Chelsea

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