

# 36 Sydney Street

Chelsea

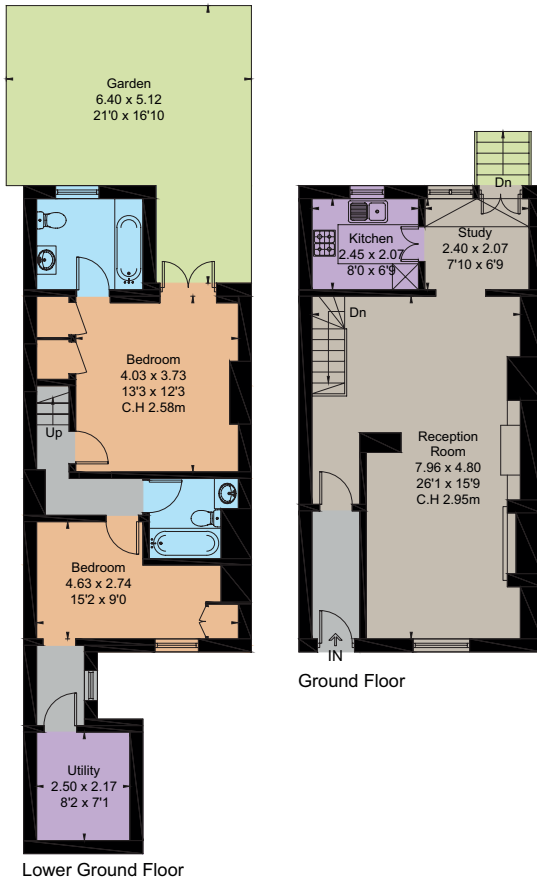


**STRUTT  
& PARKER**

THE PARIBAS GROUP



Approximate Floor Area = 103.2 sq m / 1110 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 #90651



## A charming split-level maisonette with private patio and its own front door

### Description

This wonderful property presents beautifully with all the living space at raised ground floor level. There is a separate kitchen, double reception room with ample space to dine and a bright study area with steps leading directly down to the private garden. There are two good sized double bedrooms, each with their own bathroom with the main bedroom also benefitting from direct access to the garden. The property has its own imposing front door.

### Situation

The property is located in the heart of Chelsea, close to excellent transport links. The property is a stone's throw from King's Road with all the shops, bars and restaurants that it has to offer and only moments from the charming St Luke's Gardens. South Kensington Station (Piccadilly, Circle & District lines) is 0.3 miles away and Sloane Square (Circle & District lines) is 0.8 miles away.

### Floorplans

**Approximate Floor Area 103.2 sq m / 1110 sq ft**  
For identification purposes only.

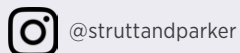
### General

**Tenure:** Leasehold. Expires 29/09/2110  
**Local Authority:** The Royal Borough of Kensington and Chelsea  
**Council Tax:** Band G  
**EPC Rating:** Band D  
**Residents Parking:** Available  
**Broadband:** Available  
**Guide Price:** £1,750,000

### Chelsea

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