

The Lucan

Chelsea, SW3



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A luxury boutique development in the heart of Chelsea - now complete and ready to move in.

An outstanding brand-new completed boutique development in the heart of Chelsea, offering state-of-the-art luxury interiors, light-filled spaces, a full concierge service and private amenities, in a super-prime location.

This magnificent three-bedroom apartment with wrap around terrace is on the fifth floor of this brand new-luxury development with far-reaching views across the Kensington and Chelsea skyline. The apartment comprises a large L-shaped reception room, semi open plan kitchen, principal bedroom with large ensuite bathroom, two further double bedrooms, family bathroom and separate powder room. Beautifully presented with engineered oak flooring and air-conditioning throughout.

This fantastic development has 24-hour concierge which is staffed and run by The Marriott Bonvoy allowing residents a range of additional services. Furthermore, residents have access to the building's gym and treatment room.

Located in the heart of Chelsea you are a stone's throw from Chelsea Green and Kings Road.





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The Lucan is situated equidistance between Sloane Square and South Kensington at a tranquil and leafy Chelsea location in south-west London. The development will offer residents a serene and sought-after urban setting, within one of London's elite neighbourhoods and in close proximity to Sloane Avenue, Harrods, The Saatchi Gallery and the Royal Court Theatre.









- Three bedrooms
- Large reception room
- Two bathrooms (one en suite)
- Separate powder room
- Large south west facing terrace
- 24-hour concierge service
- Air-conditioning throughout
- Newly completed
- 1,912 Square feet









General

Tenure: Share of Freehold, lease: 995 years 9 months remaining

Guide Price: £13,000,000

Local Authority: Royal Borough of Kensington and Chelsea

Service Charge: £16.50 per sq. ft per annum

Ground Rent: Peppercorn

Council Tax: Band TBC

EPC: B

Broadband: Available

Parking: Option to purchase parking space in the building (by separate negotiation)

Floorplans

Gross internal area 1,912 sq ft (226 sq m)

For identification purposes only.



New Homes

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