



Elm Park Gardens, SW10

£725,000 Leasehold

A beautiful, light and bright one bedroom apartment set over the fifth floor (with lift) of this well-maintained purpose-built building.

Top Floor Flat | Heating Included | Communal Garden | Basement Storage Room |

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A beautiful, light and bright one bedroom apartment set over the fifth floor (with lift) of this well-maintained purpose-built building. The property itself is very well laid out, a separate kitchen with ample room for a dining table is accessed off the generous reception room. The apartment has a large double bedroom with built in storage. The property also features a large bathroom with full bathtub and shower over the bath. The residents of this building also enjoy direct access to the attractive private communal gardens to the rear of Elm Park Gardens

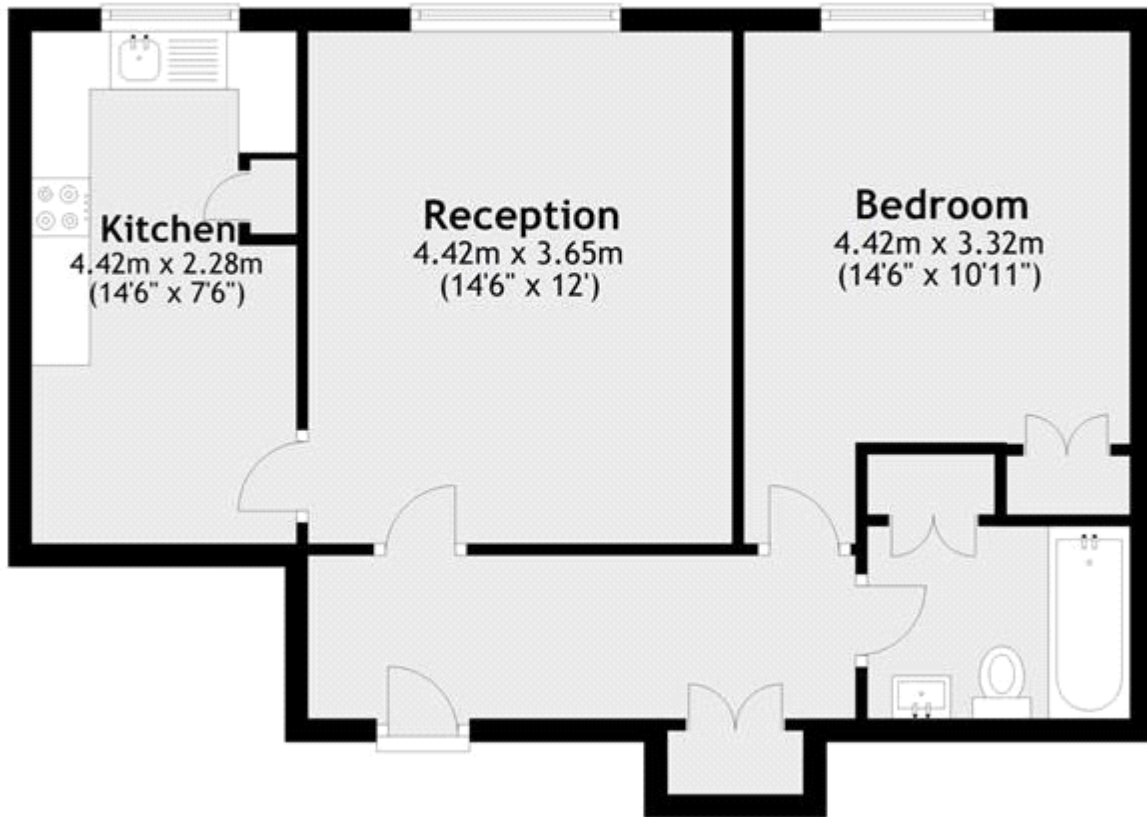
Situated in the heart of Chelsea, Elm Park Gardens is only moments away from all of the amenities of the Kings Road and Fulham Road which both offer a wide variety of shops, restaurants and cafes. The nearest underground stations are South Kensington and Gloucester Road.

Tenure: Leasehold





Fifth Floor



Total area: approx. 53.6 sq. metres (577.2 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 72 | 75 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.