

PELHAM STREET | SW7



Winkworth

Pelham Street

Chelsea, London SW7 2NN

A particularly bright three bedroom lateral apartment overlooking one of London's landmark buildings. The flat features a large dual aspect living room, two large double bedrooms and a smaller double bedroom. The kitchen is well equipped with integrated appliances, including a full sized dishwasher and washer-drier. The flat is very quiet thanks to secondary glazing and there is parquet wood flooring throughout.

The property extends to 1,058 sq/ft (98.3 sq/m).

ASKING PRICE: £1,500,000 Subject to Contract

TENURE: Leasehold; Expiring on 25 June 2124. Therefore just under 102 years remaining.

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band G

SERVICE CHARGE: £4,960 p.a.

SINKING FUND: £2,100 p.a.

GROUND RENT: Peppercorn





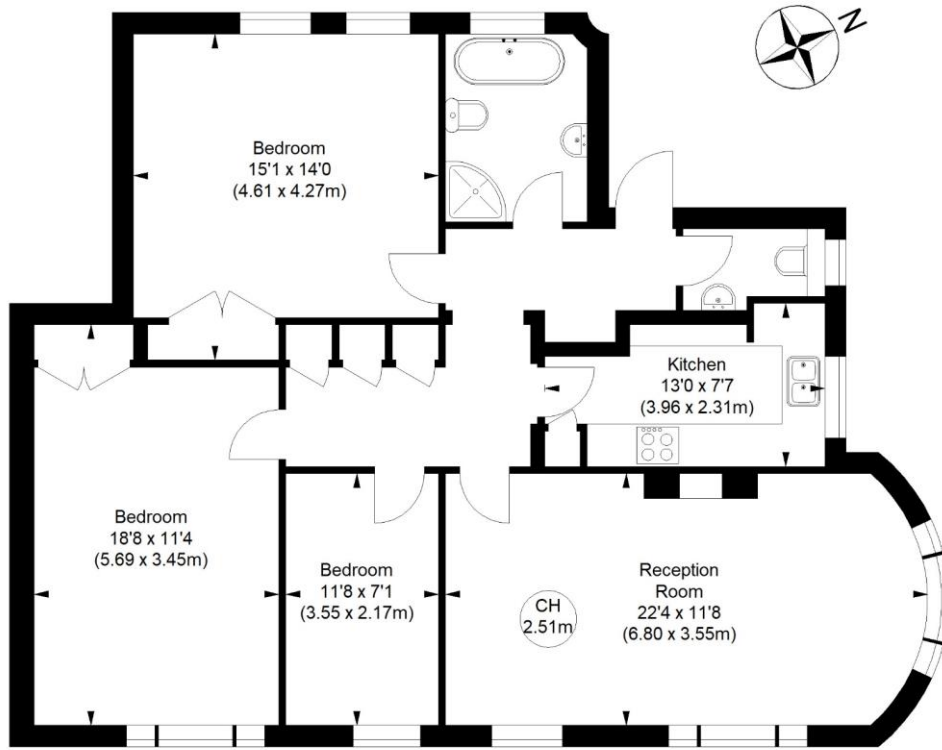
Location:

The flat is situated at the junction of Brompton Road and Pelham Street, opposite the landmark Michelin Building. It is within easy reach of numerous boutique shops, cafes and restaurants, as well as the tube links at South Kensington.

Three Bedrooms | Separate Kitchen | Second Floor | Stunning Views | Wood Floors | EPC Rating C

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Approximate gross internal area
1058 sq ft / 98.29 sq m



SECOND FLOOR

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC	77	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales	EU Directive 2002/91/EC	77	86



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