



WILTSHIRE CLOSE | CHELSEA SW3





A BEAUTIFULLY PRESENTED TWO-BEDROOM GROUND FLOOR FLAT, VERY WELL LOCATED, CLOSE TO THE KINGS ROAD AND SLOANE SQUARE.







A central hallway provides access to all rooms. The apartment offers an open plan reception room and fully fitted kitchen with a private balcony, two good sized bedrooms both with built-in storage, a bathroom, and a useful coat cupboard.

Wiltshire Close is located just off Draycott Avenue, in the heart of Chelsea. Within close proximity are a vast array of world class shops, bars and restaurants. Sloane Square Station (Circle and District Lines) and South Kensington Station (Circle, District and Piccadilly Lines) are both 0.5 miles away.

#### **ACCOMMODATION**

Open Plan Reception Room and Kitchen | Principal Bedroom | Second Double Bedroom | Bathroom | Balcony | EPC C

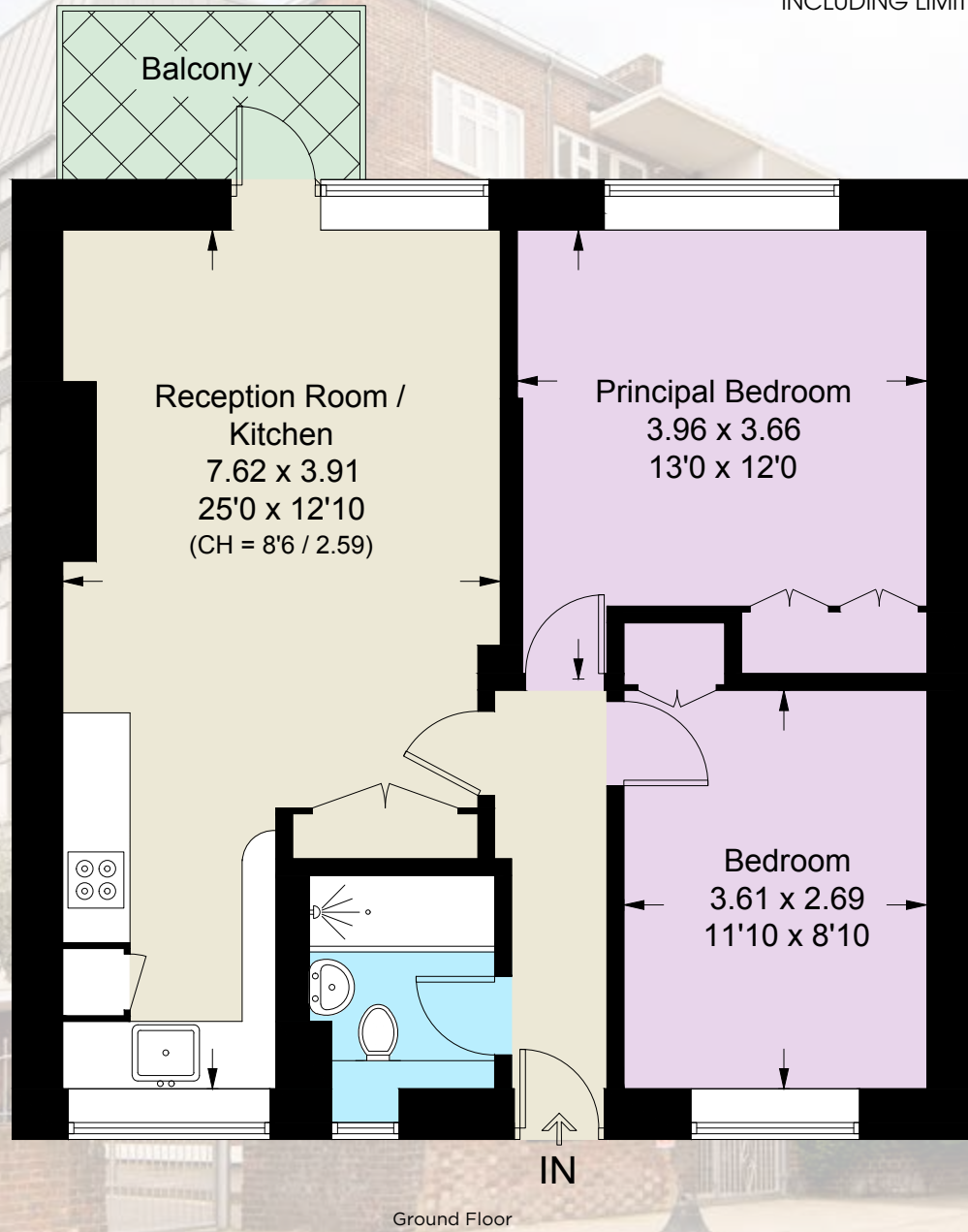
#### **TERMS**

Asking Price £650,000 | Tenure Leasehold, 215 years from 25 March 1982 therefore approx. 175 years remain  
Service Charge £2,646.80 | Ground Rent TBC | Local Authority The Royal Borough of Kensington and Chelsea





APPROXIMATE GROSS INTERNAL AREA  
 665 SQUARE FEET 61.8 SQUARE METRES  
 INCLUDING LIMITED USE AREA (24 SQUARE FEET 2.2 SQUARE METRES)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**MASKELLS** 

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.