

# Elm Park Road

CHELSEA SW3

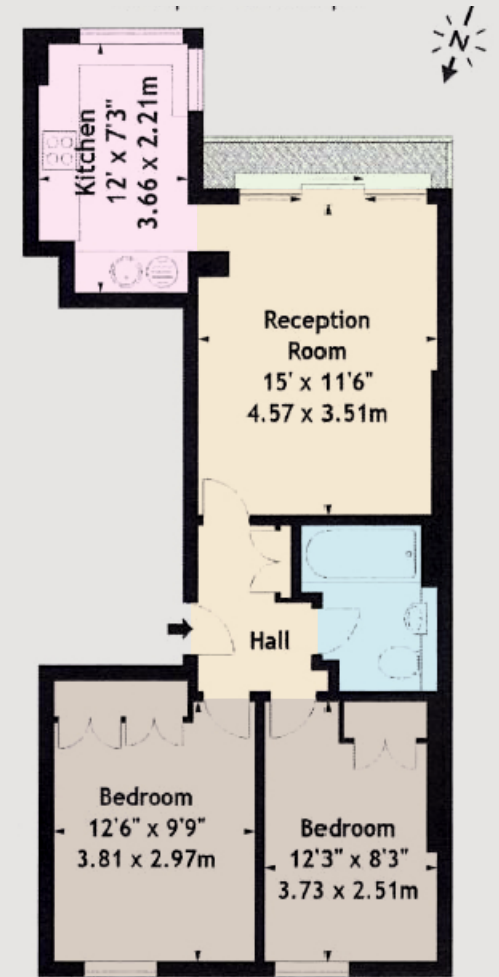


A SUNNY AND WELL-PROPORTIONED SECOND FLOOR APARTMENT WITH A SOUTH FACING BALCONY OFFERING WONDERFUL VIEWS OVER PRIVATE GARDENS. SET WITHIN A PRETTY PERIOD CONVERSION AND PRESENTED IN GOOD CONDITION THROUGHOUT, THE PROPERTY OFFERS TWO DOUBLE BEDROOMS, MODERN FITTED KITCHEN AND A BRIGHT RECEPTION OPENING DIRECTLY TO A GREAT BALCONY.



LEASEHOLD WITH 105 YEARS REMAINING • TWO DOUBLE BEDROOMS  
FAMILY BATHROOM • MODERN FITTED KITCHEN • RECEPTION ROOM • BALCONY

APPROX. GROSS INTERNAL AREA  
598 SQ FT - 55.55 SQ M



SECOND FLOOR



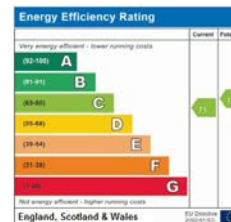
NICOLAS VAN PATRICK

6-8 MONTEPELIER STREET,  
LONDON SW7 1EZ  
SALES | +44 (0)20 7581 8277  
LETTINGS | +44 (0)20 7590 1200

info@nicolasvanpatrick.com  
www.nicolasvanpatrick.com



These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.



PRICE: £895,000

TENURE: LEASEHOLD WITH  
105 YEARS REMAINING

SERVICE CHARGE:  
APPROX £4,799 PER ANNUM