



## Edith Grove, Chelsea, SW10

£825,000

|                       |                            |
|-----------------------|----------------------------|
| <b>Bedrooms</b>       | 2                          |
| <b>Bathrooms</b>      | 2                          |
| <b>Surface</b>        | 836 sqft                   |
| <b>Tenure</b>         | Leasehold 995 years        |
| <b>Service Charge</b> | £5,477                     |
| <b>Outdoor Space</b>  | Roof Terrace               |
| <b>Parking</b>        | Residents Permit           |
| <b>Council Tax</b>    | Council Tax Band: F (RBKC) |

### BRIGHT AND SPACIOUS TOP FLOOR MAISONETTE WITH LARGE TERRACE

A bright and spacious top floor maisonette (2nd & 3rd floors) benefiting from an abundance of natural light and a large decked roof terrace to the rear, plus a balcony at the front (leading off the reception room). The apartment has a large reception room with wood floor and a modern open-plan kitchen with conservatory-style windows. Both bedrooms have integrated floor to ceiling fitted wardrobes providing ample storage. The flat is right opposite the world famous Banksy 2 elephant mural and conveniently located in this ideal Chelsea location just minutes from the Kings Road which boasts many shops, bars and restaurants. 836.8 sq. ft.

### Features

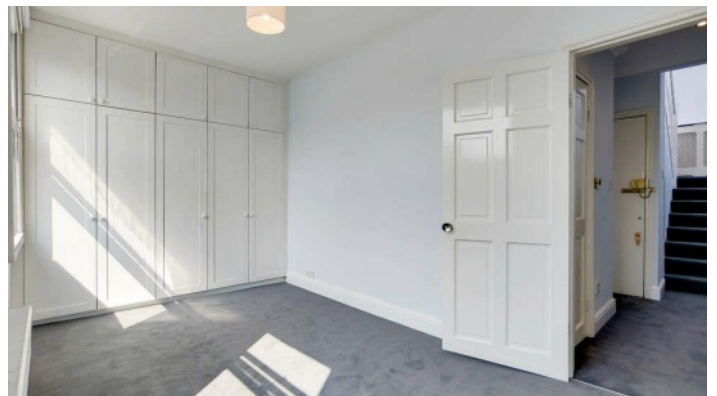


Entrance, Reception Room/Open Plan Kitchen, Principal Bedroom, En Suite Bathroom, Second Bedroom, Shower Room, Terrace, Balcony

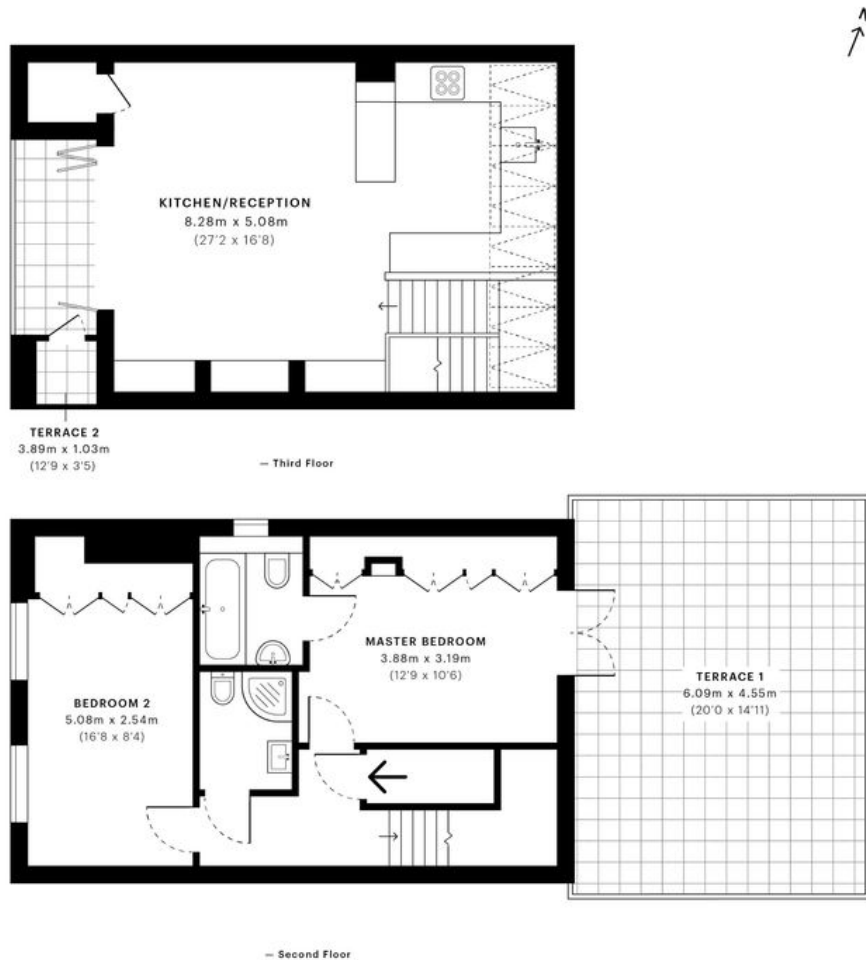


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|---------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------|
| <br><b>SUSAN METCALFE</b><br>RESIDENTIAL | <b>second floor, SW10</b> | CAPTURE DATE<br><b>27/08/2019</b><br><br>LASER SCAN POINTS<br><b>27,528,132</b> | GROSS INTERNAL AREA<br><b>77.7 Sqm / 836.8 Sqft</b> |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------|



|                                                                                                                                                                             |                                                                                                                                                                                    |                                                                                                                                                                                           |                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br>GROSS INTERNAL AREA<br>The footprint of the property<br><b>77.7 Sqm / 836.8 Sqft</b> | <br>NET AREA (INTERNAL)<br>Excludes walls and external features<br><b>70.1 Sqm / 754.6 Sqft</b> | <br>EXTERNAL STRUCTURAL FEATURES<br>Balconies, terraces, verandas etc.<br><b>31.1 Sqm / 335.0 Sqft</b> | <br>RESTRICTED HEAD HEIGHT<br>Limited use area under 1.5m<br><b>0.0 Sqm / 0.0 Sqft</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



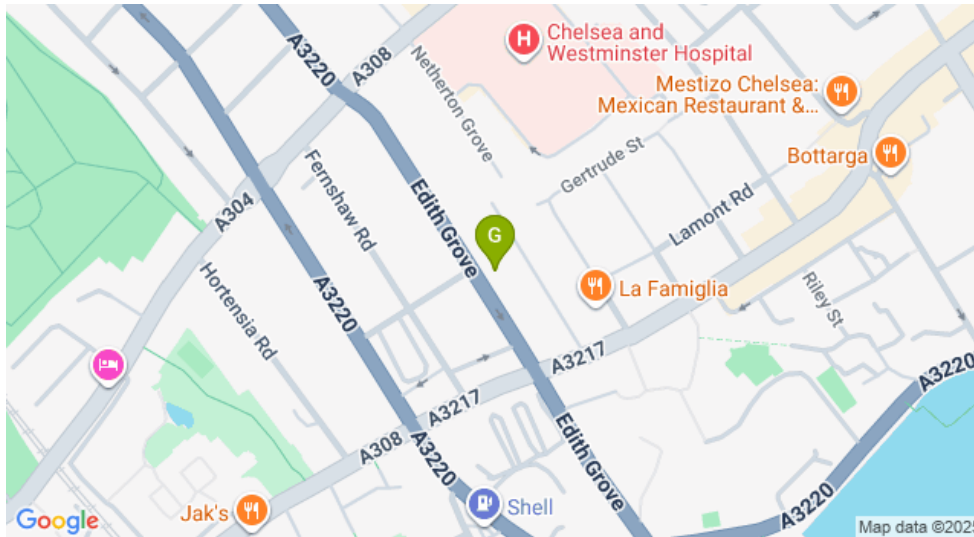
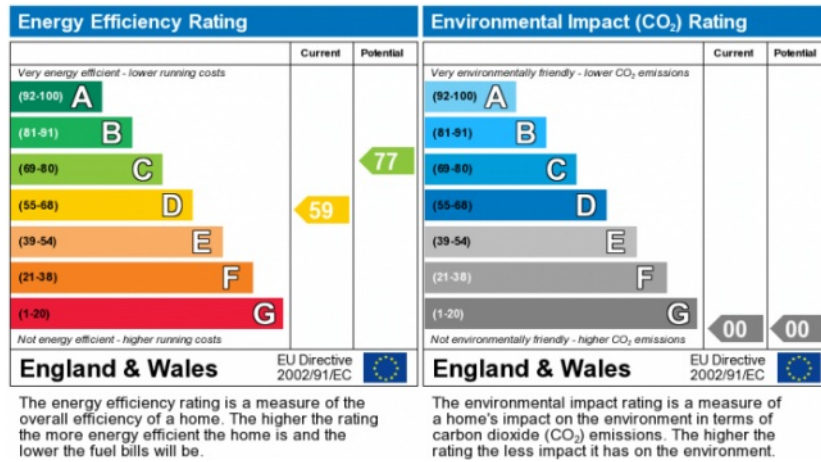
Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.



IPMS 3B RESIDENTIAL  
104.1 Sqm / 1120.3 Sqft

IPMS 3C RESIDENTIAL  
101.2 Sqm / 1089.5 Sqft

SPEC ID  
5d5fda5c6abe390a00c80e17



#### IMPORTANT NOTICE

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