



# 16, Ifield Road

London, SW10

*An elegant one bedroom first floor flat in Chelsea with a south west facing terrace.*

This elegant, one bedroom flat is situated on the first floor of this well-maintained Victorian conversion on Ifield Road.

The apartment comprises of a wonderful double bedroom at the rear of the property which opens up to a superb, private balcony. The balcony has a southerly western outlook and overlooks the greenery of Brompton Park Crescent.

There is a separate, well maintained kitchen and a beautiful reception room at the front of the building, features include traditional cornice, stunning fire place, high ceilings and large windows. You then have a family bathroom off the hallway.

The property is located close to the Fulham Road, and is therefore conveniently located for all the local amenities of Fulham Road itself and the busy bars/restaurants of the Hollywood Road. The nearest underground station is either Earls Court (Circle, District & Piccadilly lines) & Fulham Broadway (District line). Fulham Road is also well connected by bus to South Kensington and Knightsbridge.

**Asking Price:** £635,000 Subject to Contract

**Tenure:** Share of Freehold

**Local Authority:** The Royal Borough of Kensington & Chelsea

**Council tax band:** D

**Service Charge:** Ad-hoc

**Ground Rent:** Peppercorn





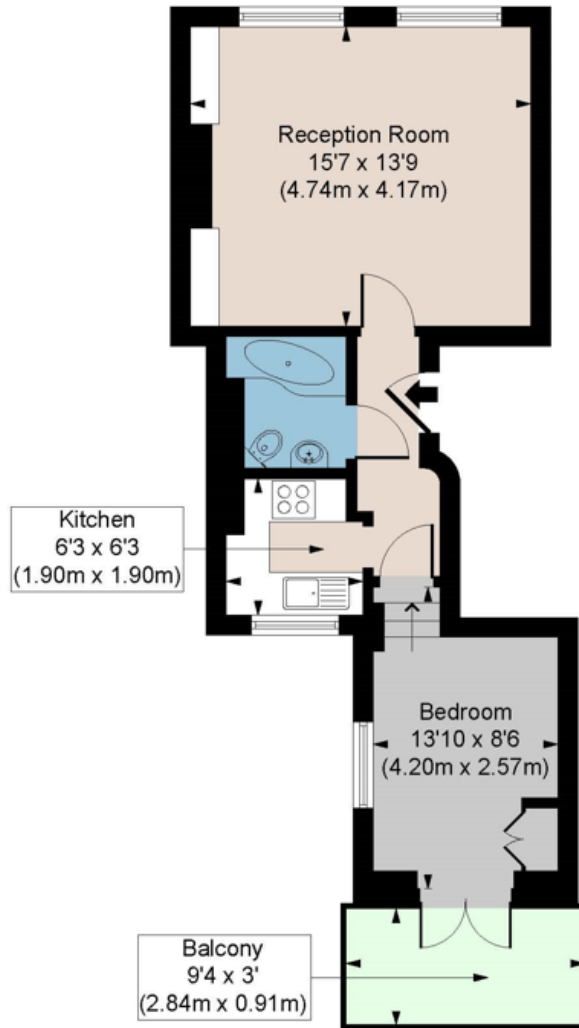
**First Floor | Share of Freehold | Private balcony**

# IFIELD ROAD SW10

APPROX. GROSS INTERNAL AREA \*  
441 Ft<sup>2</sup> - 40.97 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice



FIRST FLOOR

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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