





# Redcliffe Gardens

London, SW10

A well-presented raised ground floor flat with excellent proportions throughout.

Situated on the preferred Bolton Conservation area side of Redcliffe Gardens, this spacious property benefits from a grand west-facing reception room with many original features, a separate modern kitchen and to the rear, a large master bedroom with en-suite and ample built in storage and a further bedroom & bathroom.

The property is located within the Boltons Conservation area side of Redcliffe Gardens and is well located for the many excellent shops, bars and restaurants that the area has to offer, including the popular Hollywood Road.

**Asking Price:** £1,075,000 Subject to Contract

**Tenure:** leasehold (971yrs remaining)

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

**Council tax band:** G

**Service Charge:** Circa £6,980pa ( Includes reserve fund)

**Ground Rent:** peppercorn







**Raised Ground Floor | Two Double Bedrooms | Long Leasehold**

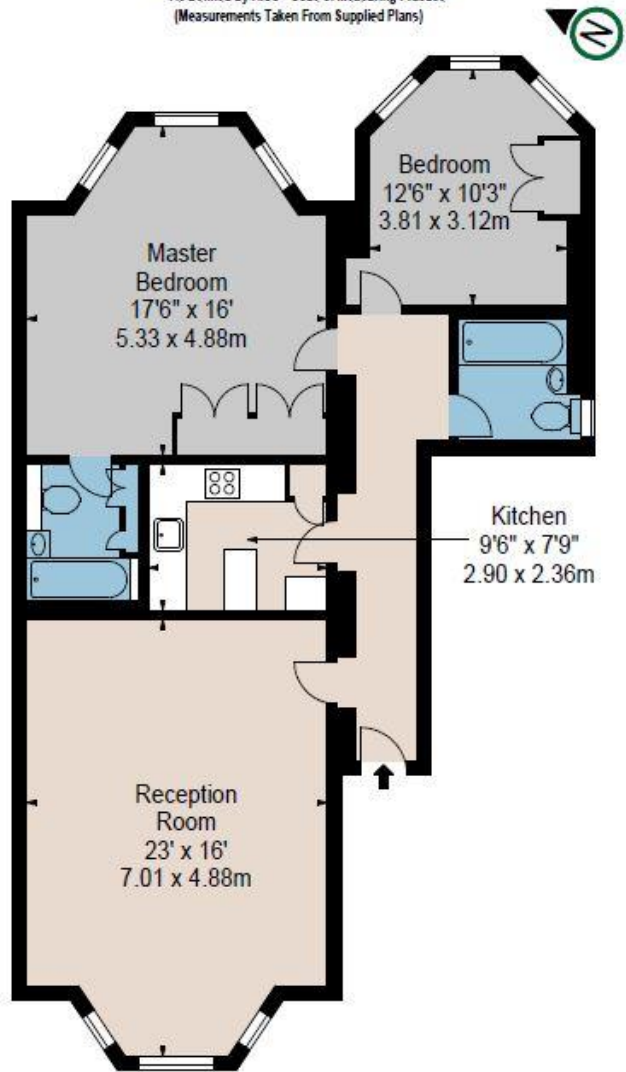


# REDCLIFFE GARDENS

Approx. Gross Internal Area\*  
1056 Ft<sup>2</sup> - 98.10 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  
(Measurements Taken From Supplied Plans)



RAISED GROUND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	