

Kings Road, SW10

Guide Price: £995,000, 972 Years remaining on the lease unexpired

Anderson//Rose





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Leasehold of 972 years remaining
unexpired

Service Charge Approx: £8,000 per annum

Ref PCL260027

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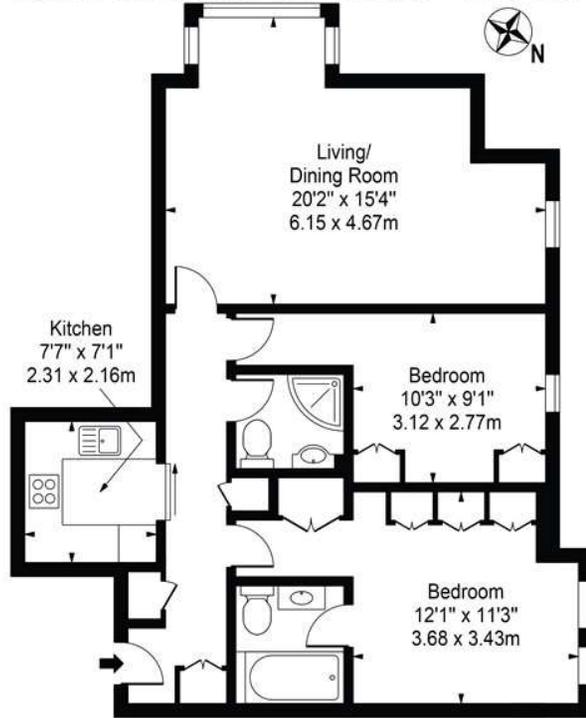
This is a fantastic opportunity to acquire a beautifully presented, two-bedroom, two-bathroom lateral apartment, situated within arguably one of the most desirable developments in the area.

The current owners recently refurbished the property to a high standard throughout which includes bespoke fitted wardrobes in both bedrooms. Focused around a lovely sized and exceptionally bright reception, dining and living space which is filled with an abundance of natural daylight from the impressive bay windows that profit from a south facing orientation. Down the corridor is your separate kitchen area with excellent appliances and sleeping accommodation which comprises a good-sized principal bedroom suite, an almost

identical sized second bedroom, family bathroom and plenty of cupboard space. The flat further benefits from an allocated underground parking space for one car, fitted Air conditioning, and the buildings passenger lift

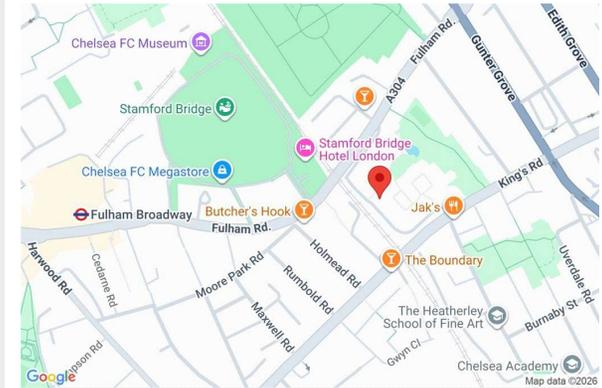
Bredin House is part of the stunning Coleridge Gardens Development set back from the famous Kings Road. Within this impressive scheme is around the clock concierge/porter service, world class luxury facilities such as a Swimming pool, Spa and Gym, private tennis courts and utterly amazing communal gardens. The site stretches between both Fulham & Kings Road, both of which provide an array of top-quality shops and amenities on their respective highstreets, quite literally on your doorstep. Your nearest tube would be Fulham Broadway which provides a simple commute across the capital.

Bredin House
 Approx. Gross Internal Area 789 Sq Ft - 73.30 Sq M



First Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.