

The background is a textured blue surface with a repeating pattern of overlapping circles. Each circle contains a radiating pattern of fine lines that converge at a central point, creating a sunburst or fan-like effect. The circles are arranged in a staggered, overlapping grid.

Avenue Court
Chelsea, SW3

A beautifully presented lower ground floor, three bedroom lateral flat in this well run period mansion block on Draycott Avenue.



Accommodation and Amenities

- THREE BEDROOMS
- TWO BATHROOMS
- OPEN PLAN RECEPTION ROOM AND KITCHEN AREA
- EN-SUITE SHOWER ROOM
- AIR CONDITIONING
- RESIDENT CARETAKER
- UTILITY ROOM



The flat benefits from a large open plan reception room and kitchen area with a separate utility room, 3 double bedrooms, 2 bathrooms, a cloakroom and air-conditioning. The block is very well managed and benefits from an on-site weekly caretaker.

Avenue Court is located close to the King's Road and Sloane Square benefiting from all the excellent shopping, restaurant and transport facilities the area has to offer. Sloane Square underground station (Circle & District lines) is some 10 minutes walk away.

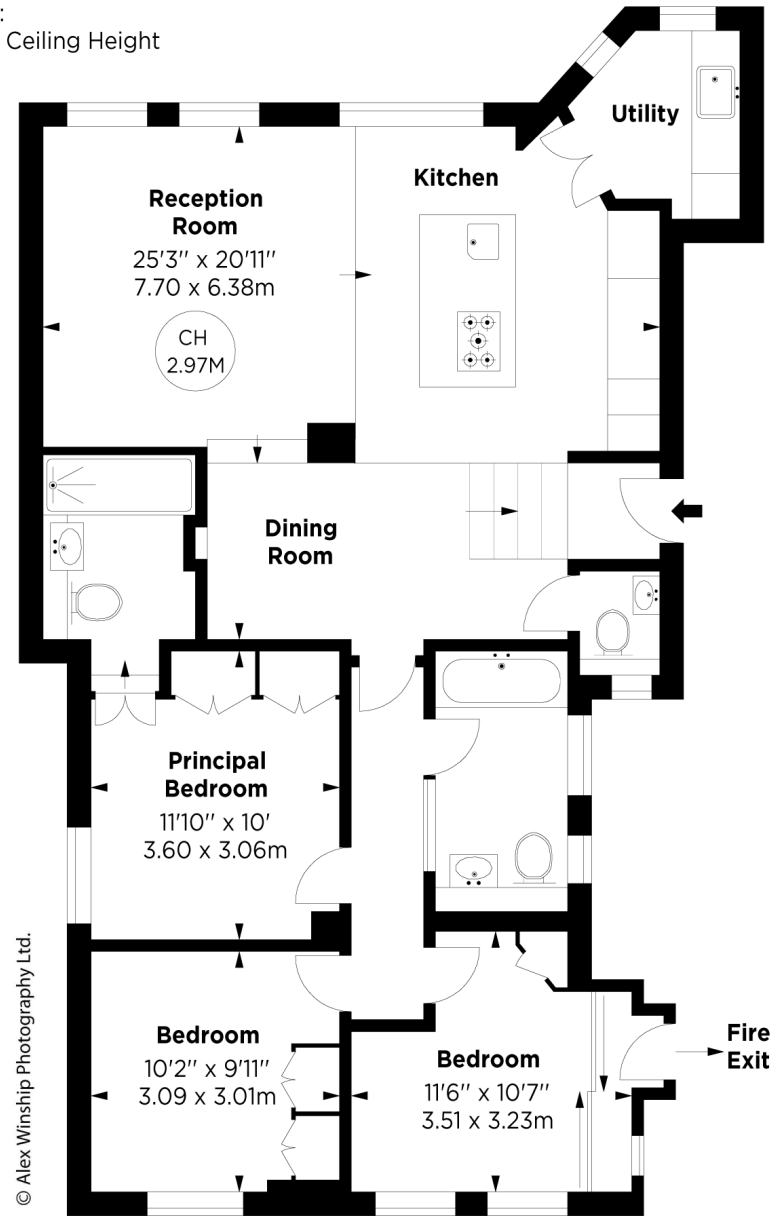




APPROXIMATE GROSS INTERNAL AREA

1,039 Sq Ft / 96.52 Sq M

Key :
CH - Ceiling Height



© Alex Winship Photography Ltd.

LOWER GROUND FLOOR

ASKING PRICE

£1,195,000

TENURE

Leasehold - 999 years remaining

SERVICE CHARGE

£9,595 per annum

GROUND RENT

Peppercorn

LOCAL AUTHORITY

The Royal Borough of Kensington and Chelsea

COUNCIL TAX BAND

G

EPC RATING

D



71 Walton Street, London, SW3 2HT

Tel: 020 7581 2216

sales@maskells.com

lettings@maskells.com

maskells.com

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.