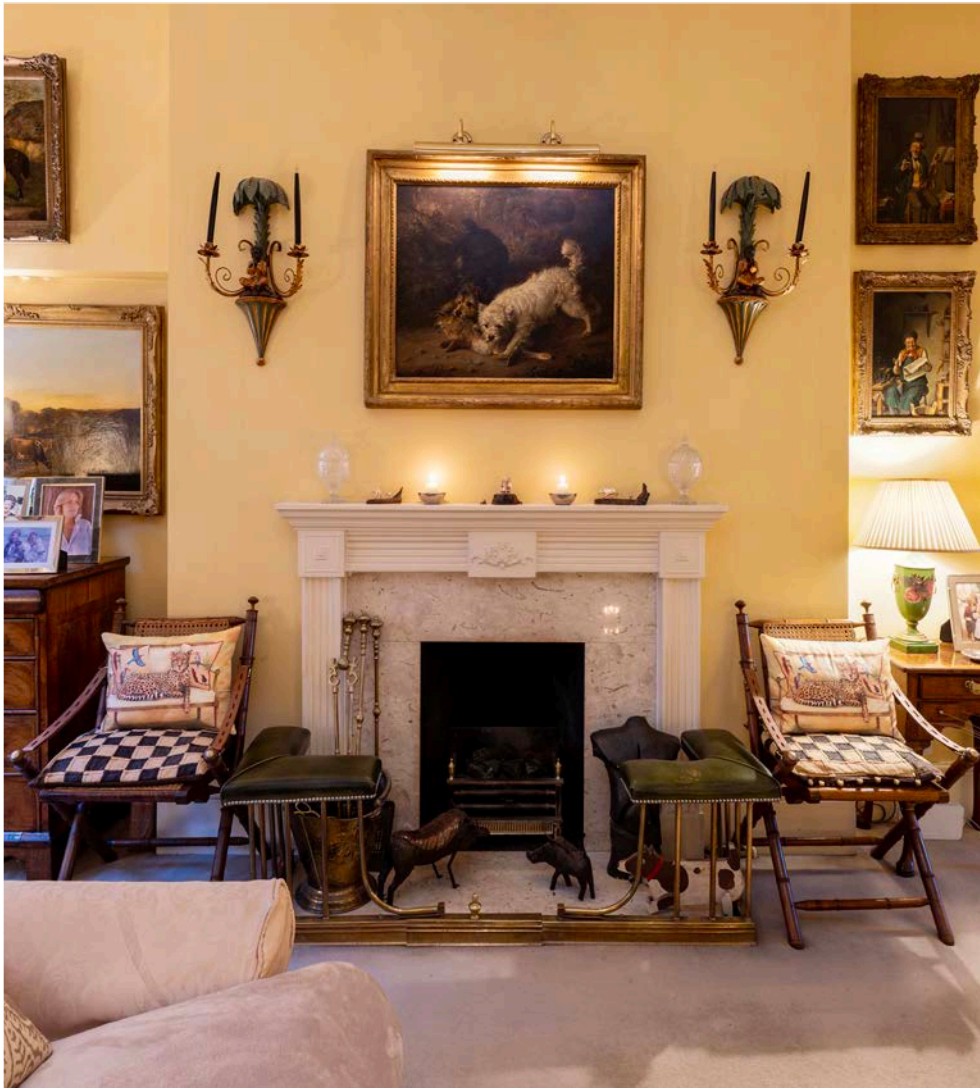




MARGARETHA HOUSE

CHELSEA SW3





A particularly charming, south facing ground floor maisonette (1,516 sq ft/ 140 sq m) located a short walk from Sloane Square. The flat is full of character and has a lovely, homely feel with perfectly laid out accommodation including a lovely drawing room to the front and dining room and separate kitchen, with balcony, to the rear. There are three double bedrooms on the lower floor, with two bedrooms to the front and a quietly positioned principal bedroom, with superb ceiling heights, dressing room and bathroom. A pair of French windows lead onto a patio.

Margaretha House comprises three imposing, red brick buildings and benefits from a resident caretaker. Its location is superb, with so many attractions on the doorstep, including the restaurants, Royal Court theatre and Underground station of Sloane Square, the al fresco buzz of Pavilion Road and the ever-vibrant King's Road, all conveniently close by.





Asking price: £2,285,000

Tenure: Leasehold 131 years remaining, expires March 2153

Local Authority: The Royal Borough of Kensington and Chelsea

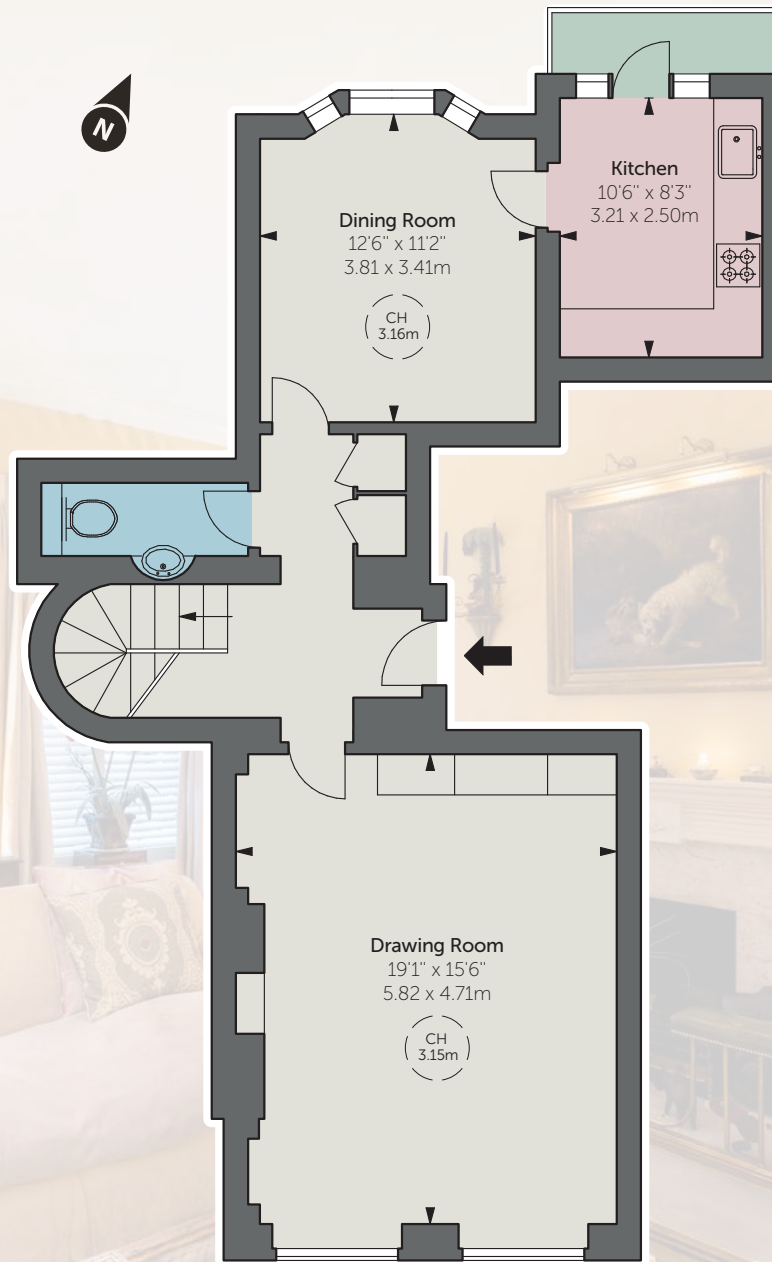
Service Charge Budget: £9,381 for year ending March 2023

Reserve Fund Budget: £4,350 for year ending March 2023





LOWER GROUND FLOOR



RAISED GROUND FLOOR

APPROXIMATE AREA

1,516 sq ft / 140.84 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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