



Blantyre Walk: Worlds End Estate. SW10 0EW

**£900,000
Leasehold**







- THREE BEDROOM MODERN FLAT
- CLOSE TO TRANSPORT
- IN EXCESS OF 940 SQUARE FEET

- EXCLUSIVE LOCATION
- EPC RATING C - COUNCIL TAX BAND D
- CARETAKER SERVICES

- BALCONY
- LIFT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	78	84
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ABC are proud to offer for sale this spacious (in excess of 940 square feet) second floor THREE DOUBLE BEDROOM flat, in the exclusive Worlds End Estate, which is close to The Kings Road in the heart of Chelsea. It is situated by the banks of The River Thames and has stunning views. The fitted kitchen is open plan to the dining room, and there is a second separate reception room. Other benefits are a lift, a balcony and caretaker services. The property is also HMO licensed for up to four occupants, making it an ideal investment.

Lease: 127 years from 1988: Service charges: Approx: £5,486.00 per annum: Ground Rent: Approx: £10.00 per annum

DISCLAIMER: In accordance with the 1991 Property Misdescriptions Act, these details, photographs, and the floor plan have been prepared in good faith and as a general guide, not a statement of fact. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate and where possible taken to the widest point. Any information regarding lease details, service charges, ground rent etc. have been supplied by our client and to the best of our knowledge is correct. However, we strenuously recommend that you ask your lawyer to ratify it.

Hendon
02082 034 567
info@abcestates.co.uk

