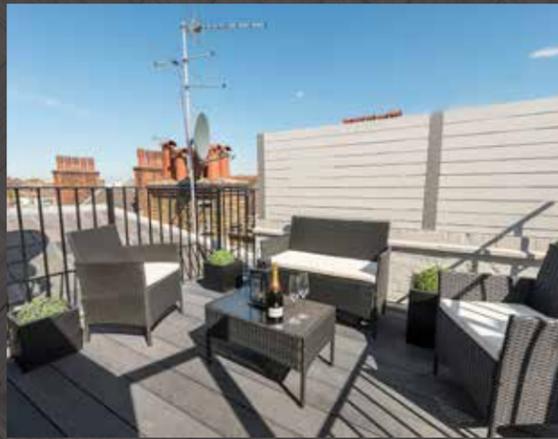


THE
PENTHOUSE

ST LOO COURT, CHELSEA SW3



FLOODED WITH NATURAL LIGHT AND WITH VAULTED CEILINGS, THIS IS A SUPERB THREE BEDROOM LATERAL PENTHOUSE APARTMENT (WITH LIFT AND AIR CONDITIONING) THAT HAS BEEN METICULOUSLY REFURBISHED TO THE VERY HIGHEST STANDARDS, SITUATED JUST OFF THE KINGS ROAD.

Having undergone a significant scheme of refurbishment, the Penthouse offers stylish open-plan living with excellent light levels and security, being on the 4th floor.

Upon entering the apartment, there is an outstanding open-plan reception room and dining room with 18' ceiling height to the front of the building, leading up to a mezzanine bar/tv area and charming private roof terrace. This is the perfect room in which to entertain both formally and informally. Adjacent is a very well appointed eat-in kitchen with Gaggenau hob and Miele appliances.

Moving through the apartment, there are three double bedrooms. Of particular note is a large master bedroom suite with stunning far reaching views over Chelsea, excellent built-in storage and large en-suite bathroom. There are two further double bedrooms with storage, a family shower room and also a guest cloakroom. There is also most useful loft storage.

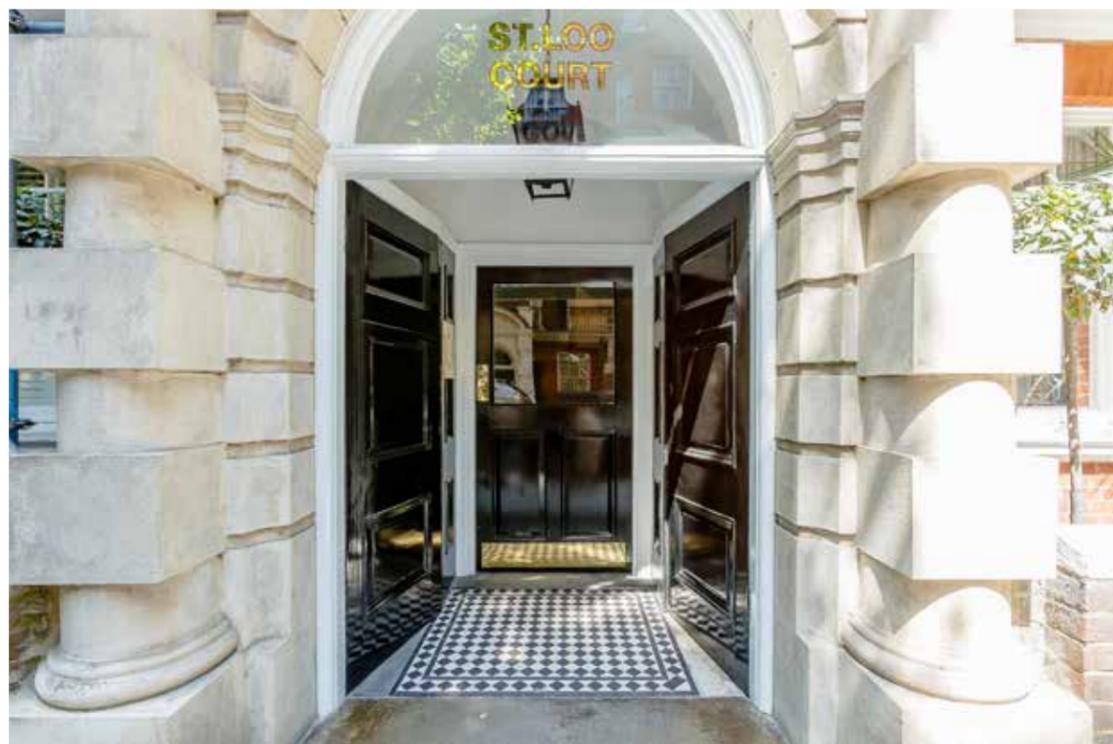
Located within easy reach of Sloane Square underground station as well as the river, residents can benefit not only from the District line but also from the Thames Clipper service which provides a popular commute to the City (approximately 35 minutes from Cadogan Pier to Canary Wharf). Access to the gardens of the Royal Hospital at Burton Court and Physic Gardens are possible by separate negotiation. Not forgetting access to Battersea Park which is just a short walk over the Albert Bridge.

ACCOMMODATION

Entrance hall | Reception room with 18ft ceiling | Dining room | Kitchen/breakfast room | Master bedroom suite | Two further double bedrooms | Family shower room | Guest cloakroom | Study | Sitting room | Roof terrace | Porter | Lift | 1,760 sq ft (164 sq m)

FEATURES

Immaculate fitted kitchen | Independent central heating and hot water | Parquet floors and underfloor heating | Crestron lights, blinds and sound system | Bespoke, LED back-lit joinery | Working gas fire | Air conditioning | Video entry phone system | Roof terrace with lighting and power



TERMS

Leasehold
Approximately 985 years remaining, plus a share of freehold

Service Charge
Approximately £647 per quarter

Reserve Fund
Approximately £656 per quarter

Ground Rent
Peppercorn

Local Authority
The Royal Borough of Kensington and Chelsea

Price
On Application

Total internal area "including restricted head height (under 1.5m) and loft space" 1,760 sq ft (164 sq m).



MASKELLS 

71 WALTON STREET, LONDON, SW3 2HT
+44 (0)207 581 2216
www.maskells.co.uk sales@maskells.co.uk

STRUTT & PARKER

020 7225 3866
struttandparker.com

43 Cadogan Street, London SW3 2PR

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.

