



MORES GARDEN | CHEYNE WALK SW3



A SPECTACULAR NEWLY REFURBISHED LATERAL FLAT WITH RIVER VIEWS AND SITUATED MOMENTS FROM THE KINGS ROAD.

This apartment has been refurbished to a high standard and offers an incoming purchaser open plan reception space as well as light and bright accommodation. Of particular note is the double drawing room with a southerly aspect which is the perfect room in which to relax or entertain. There is a wonderful principle bedroom with en-suite bathroom (with shower) as well as a large dressing room offering ample storage. Towards the rear of the apartment and with a westerly aspect, there is a superb eat-in kitchen again with excellent storage and modern appliances. The building benefits from a caretaker and there are communal gardens accessible to the residents.

Mores Garden is a highly regarded purpose built block and is within close proximity to the Kings Road as well as the wealth of world class amenities in the immediate area and beyond. South Kensington Station (District, Circle and Piccadilly Lines) is 1 mile away and Sloane Square station (District and Circle Lines) is 1.2 miles away. There are excellent bus connections from Beaufort Street and The Kings Road.





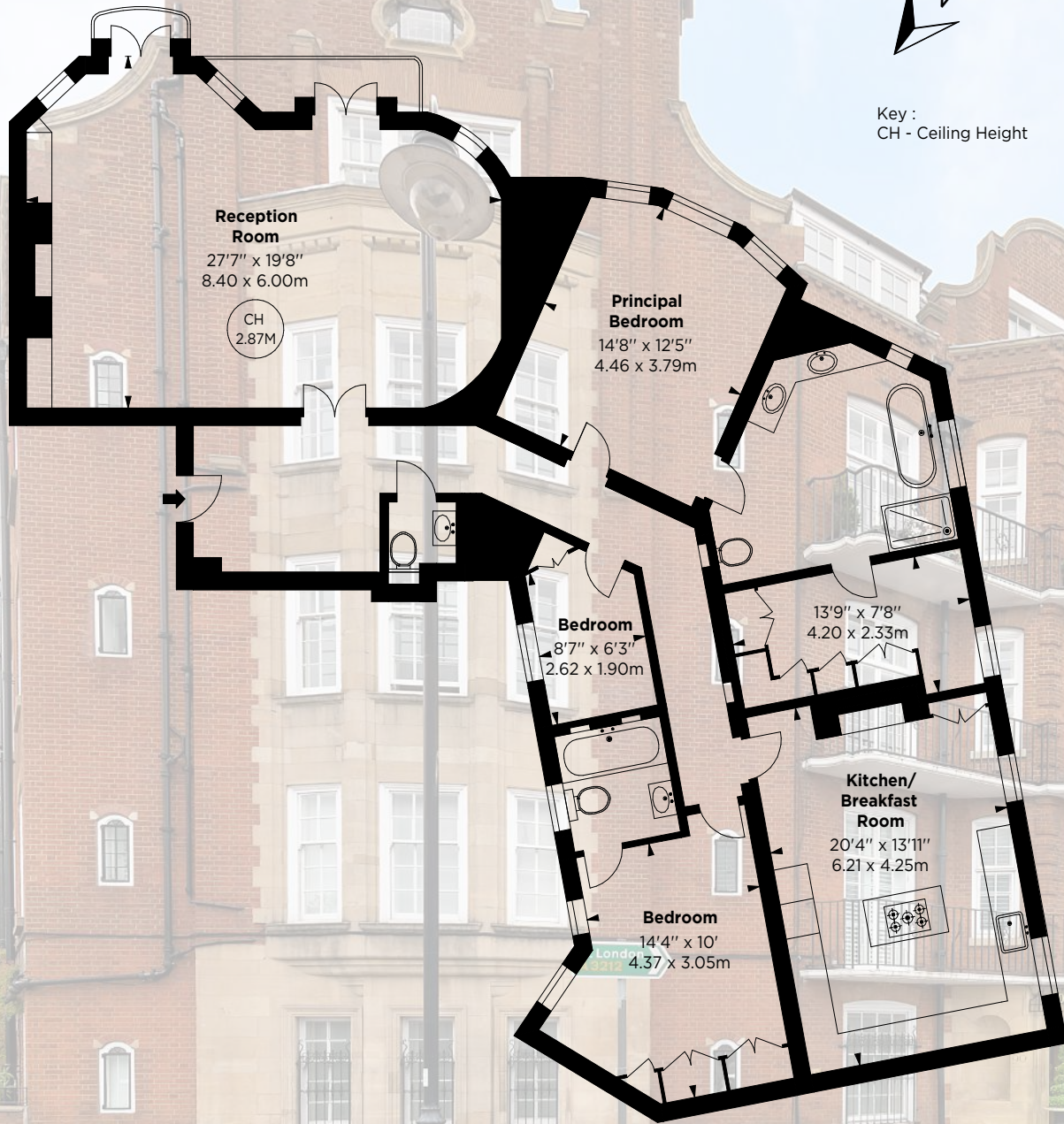
ACCOMODATION:

Double Reception Room and Dining Room with Balconies . Principal Bedroom . En-Suite Bathroom and Dressing Room . Second Bedroom with En-Suite Bathroom . Single Bedroom / Study . Guest Cloakroom . Eat – In – Kitchen . Caretaker . Lift . Communal Gardens

TERMS:

Asking Price: £3,250,000 | Tenure: Leasehold 999 years from 29th September 1982 | Service Charge: Approximately £2,679 per quarter (includes reserve fund contribution) | Local Authority: Royal Borough of Kensington and Chelsea





Key :
CH - Ceiling Height



APPROXIMATE INTERNAL GROSS AREA
1793 SQUARE FEET - 166.65
SQUARE METERS

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		

Maskells

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FIRST FLOOR

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.