



CRANMER COURT | CHELSEA SW3



A WELL PROPORTIONED TWO BEDROOM APARTMENT, ON THE 5TH FLOOR (WITH LIFT) OF A HIGHLY REGARDED PORTERED BLOCK, CLOSE TO THE WORLD CLASS AMENITIES ON OFFER IN CHELSEA AND BEYOND.

The apartment offers a fully fitted kitchen, an open plan reception room and dining room with an attractive bay window, master bedroom with built in storage, a second bedroom, a bathroom and a separate guest cloakroom. The apartment has a south westerly aspect meaning that each of the rooms is flooded with natural light and offers excellent views.





Cranmer Court is a sought after purpose built block of flats which benefits from an excellent team of porters. Within easy reach are the shops of The Kings Road and South Kensington. Sloane Square Station (District and Circle Lines) is 0.5 miles away and South Kensington Station (District, Circle and Piccadilly Lines) is also 0.5 miles away.

ACCOMMODATION

Entrance Hall | Kitchen | Reception Room / Dining Room | Master Bedroom | Second Bedroom | Bathroom
Guest Cloakroom | Porter | Lift | EPC C

TERMS

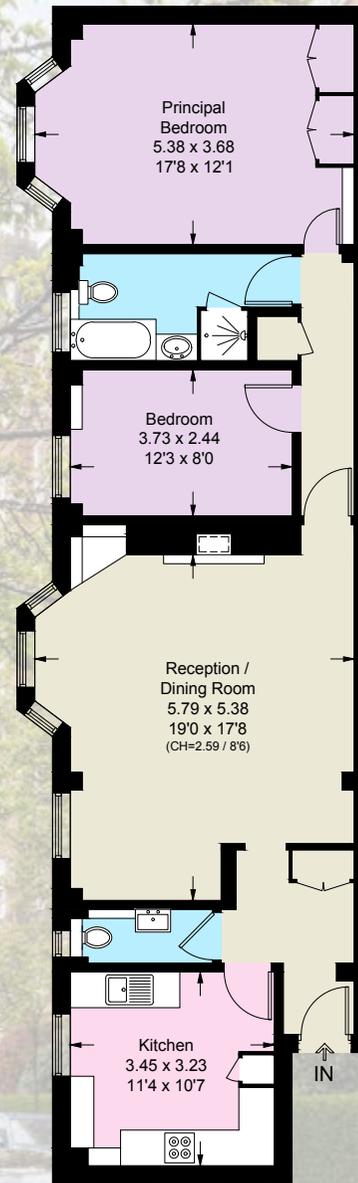
Asking Price £1,395,000 | Tenure Share of Freehold | Service Charge £3,149.24 for the 6 months ending 30th September 2022 | Reserve Fund £1,454.40 for the 6 months ending 30th September 2022

Local Authority The Royal Borough of Kensington and Chelsea



[] = Reduced head height below 1.5m

APPROXIMATE GROSS INTERNAL AREA
 989 SQUARE FEET 91.9 SQUARE METRES
 INCLUDING LIMITED USE AREA
 (14 SQUARE FEET 1.3 SQUARE METRES)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Fifth Floor

MASKELLS 

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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.