

CRANMER COURT

CHELSEA SW3



A stunningly bright, south facing sixth floor flat in this well run 24/7 portered building. Every room has a far reaching view over Chelsea providing a magnificent vista by day and night. Cranmer Court is perfectly located within easy walking distance of Chelsea Green, a rare enclave of small, local shops. Both King's Road and Sloane Square are also close by. The flat comes with the benefit of a separate box room located on the eighth floor of the building.



- 2 Bedrooms
- Bathroom
- Shower room
- Reception / dining room
- Kitchen
- Guest cloakroom

- Communal Heating and Hot Water (soon to be independent)
- 24 hour porter
- Lift
- Box Room
- EPC: D

Guide price £1,850,000
Tenure Leasehold with 121 years remaining plus a share of the freehold
Ground rent Peppercorn
Service charge £7,329 for the current year (including £2,020 for major pipe works)

Reserve fund £2,908 for the current year
EPC D
Local authority Royal Borough of Kensington & Chelsea



Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. This floorplan is for guidance only and not for valuation purposes. 02/11/20 JLL-201028B-04GG

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