

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)

Local authority Royal Borough of Kensington & Chelsea



£2,908 for the current year



1.93 x 1.90n

Internal Area

1,002 sq ft

93.09 sq m Storage 40 sq ft 3.72 sq m Total

1,042 sq ft

96.80 sq m



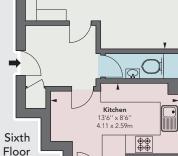
Principal

Bedroom

16' x 12'7" 4.88 x 3.83m



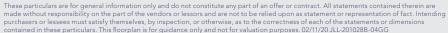
**Bedroom** 12' x 8'













174 Brompton Road, London SW3 1HP 020 7306 1610

### JLL Chelsea

2 Cale Street, London SW3 3QU 020 7399 5010

