



Redcliffe Gardens, London  
SW10

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

# A two bedroom refurbished lower ground floor apartment

Hamptons International

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Period building | Refurbished apartment | Beautifully presented | 22'3 reception room | 2 double bedrooms | En-suite shower room | Bathroom | 1263 sq ft | No chain above | Rear patio area | Future proofed A/V cabling in each room (inc CAT 5).

**Asking Price £999,950 Leasehold**

## Description

A fully refurbished and beautifully presented two bedroom lower ground floor apartment, forming part of this recently renovated period conversion. This stunning flat has been refurbished to the highest standard with Parquet flooring and crushed velvet carpeting in the bedrooms. The flat has a fabulous south west facing 22'3 x 13'5 reception room with high ceilings, a large bay window and Audio/Visual and I-Light Systems (motion sensor activation and supplied iPad). This lateral flat also offers a 13'5 x 11'9 master bedroom suite with separate dressing room, an en-suite shower room and additional luxury bathroom/guest wc, both with underfloor heated luxury (Statuario marble with Philip Stark fittings). There is also a 13' x 12'9 second double bedroom, ample storage, additional vault space, double glazing and smart contemporary Hacker 13'9 kitchen with white quartz granite worktop and Siemens appliances.

## Location

Redcliffe Gardens is a wonderful tree lined avenue that enjoys all the amenities of both the Fulham Road and Old Brompton Road, whilst the nearest underground stations are Earl's Court and Gloucester Road (District, Circle and Piccadilly lines). With great access to both Hyde Park and the Cromwell Road (linking to M4), the central location is a real plus.

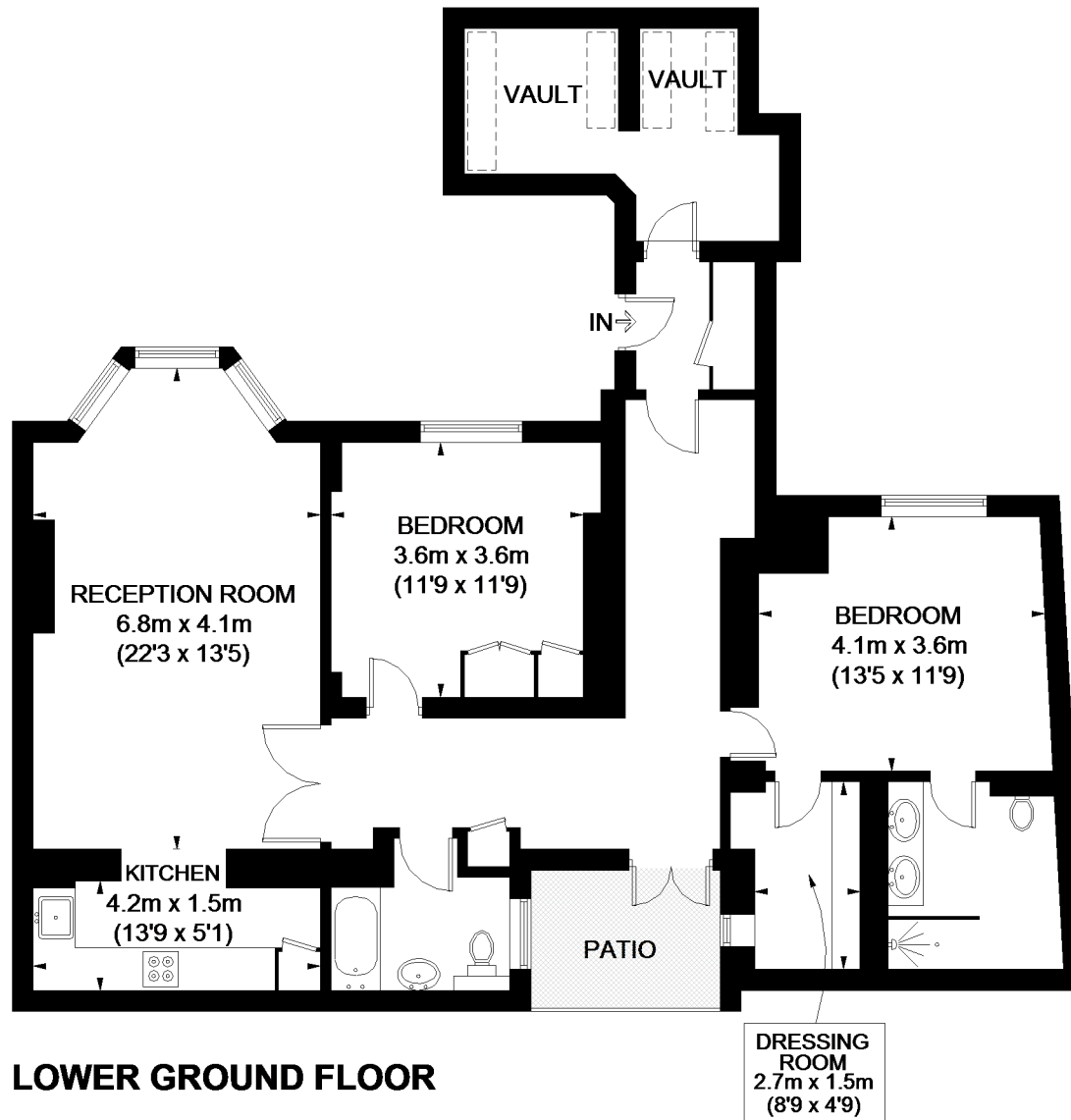
## Additional Information

This property is being sold without the possibility of a

Kensington & Chelsea parking permit.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## REDCLIFFE GARDENS



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM /  
INCLUDING VAULT)  
1237 SQ. FT. (114.9 SQ. M.)  
REDUCED HEADROOM  
26 SQ. FT. (2.4 SQ. M.)  
TOTAL = 1263 SQ. FT. (117.3 SQ. M.)

 = REDUCED HEADROOM BELOW 1.5M / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID183294)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



