

STANLEY
CHELSEA

02073529556
stanleychelsea.co.uk



33 Ranelagh House, Elystan Place, London SW3
£1,450,000 Subject To Contract Leasehold





Delightful Duplex (Duo?)

This bright duplex has stacks of potential and we can barely think of a better location!

North of The King's Road this building with caretaker and lifts is quietly located. The flat has an underground parking space on a separate lease and by separate negotiation.

South Kensington and Sloane Square stations are within easy walking distance.

The flat interlinks with next door which is virtually the same size and asking £1.7m, as it has no parking space.

This could be a rare opportunity to buy both flats and (subject to consents) to create one superb apartment.

The property has a short lease of approx. 60 years remaining. The owner qualifies to serve Notice for an extra 90 years lease extension which can be done at exchange.

We've had the likely costs of extending the lease assessed by a Chartered Surveyor and a buyer should take their own advice as to the likely cost parameters of a lease extension before proceeding.

3 Bedrooms : Bathroom : Shower Room : Reception Room : Kitchen : EPC Rating E

Terms and Conditions

Tenure:	Leasehold; approx 60 years remaining
Ground Rent:	£100 pa
Service Charge:	approx £7,000 pa
Price:	£1,450,000 Subject To Contract

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8 Milner Street
Chelsea SW3 2PU

020 7352 9556

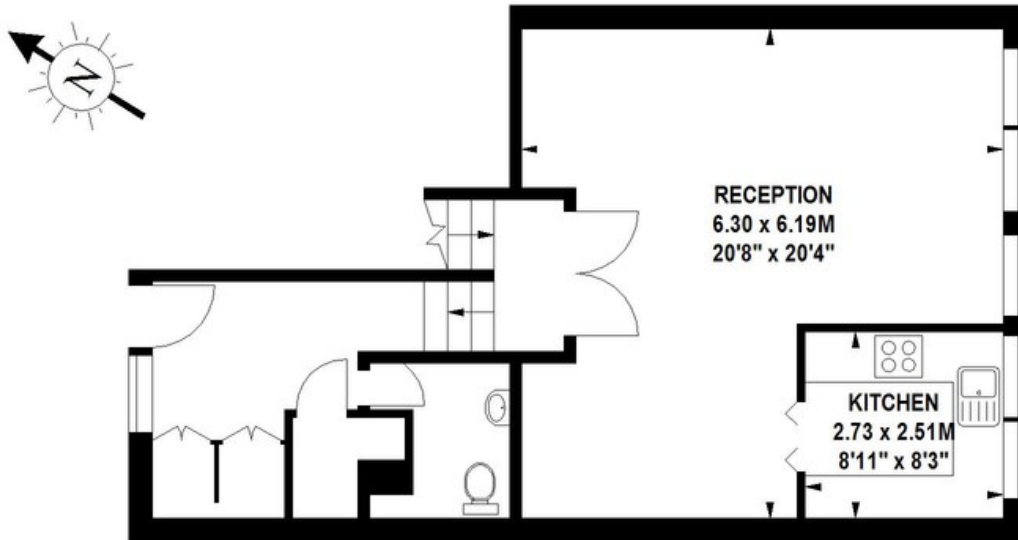
sales@stanleychelsea.co.uk
lettings@stanleychelsea.co.uk



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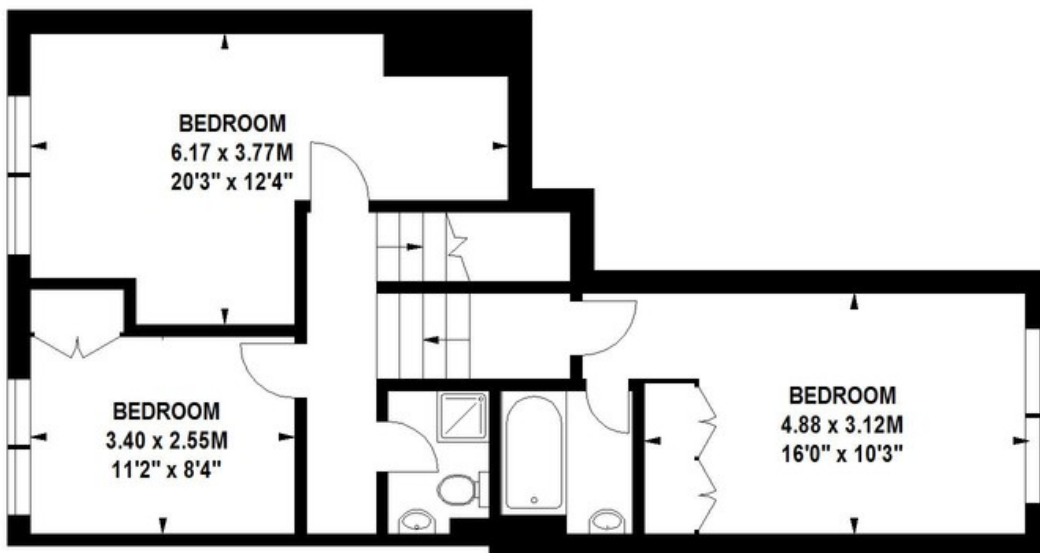
Approximate gross internal area

114.08 sq m / 1228 sq ft



Third Floor

588 sq ft



Second Floor

640 sq ft

Illustration For Identification Purposes Only. Not To Scale

*Floorplan Drawn According To RICS Guidelines

