



35 Ranelagh House, Elystan Place, London SW3
£1,300,000 Subject To Contract Leasehold





Delightful Duplex (Duo?)

Ready for a new lease of life and we can barely think of a better location!

North of The King's Road this building with a caretaker and lifts is quietly located.

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

Interestingly, this property connects with the next door flat which is almost the same size and asking £1.8m (stc), as it has a parking space allocated on a separate lease.

This could be a rare opportunity to buy two 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 the Section 42 Notice for the lease extension and this can be done upon exchange.

We have had the likely costs of extending the lease assessed by a Chartered Surveyor and taken this into account in the marketing price. A buyer should take their own advice as to the likely cost parameters of a lease extension before proceeding.

3 Bedrooms : 2 Bathrooms : Reception Room : Kitchen : EPC Rating D

Terms and Conditions

Tenure:	Leasehold; approx 60 years remaining
Ground Rent:	£100 pa
Service Charge:	approx £7,000p.a.
Price:	£1,300,000 Subject To Contract

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London SW3
£1,300,000 Leasehold

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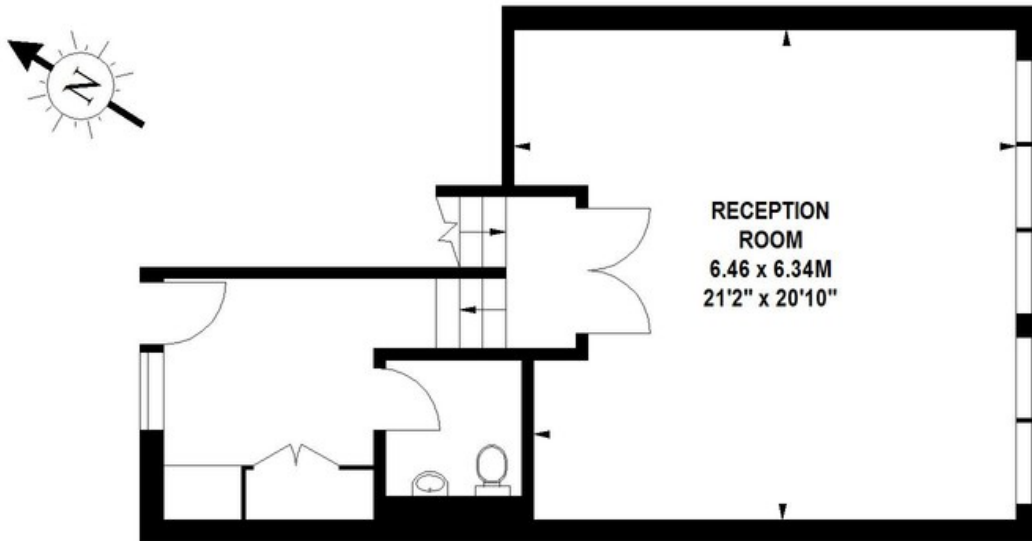
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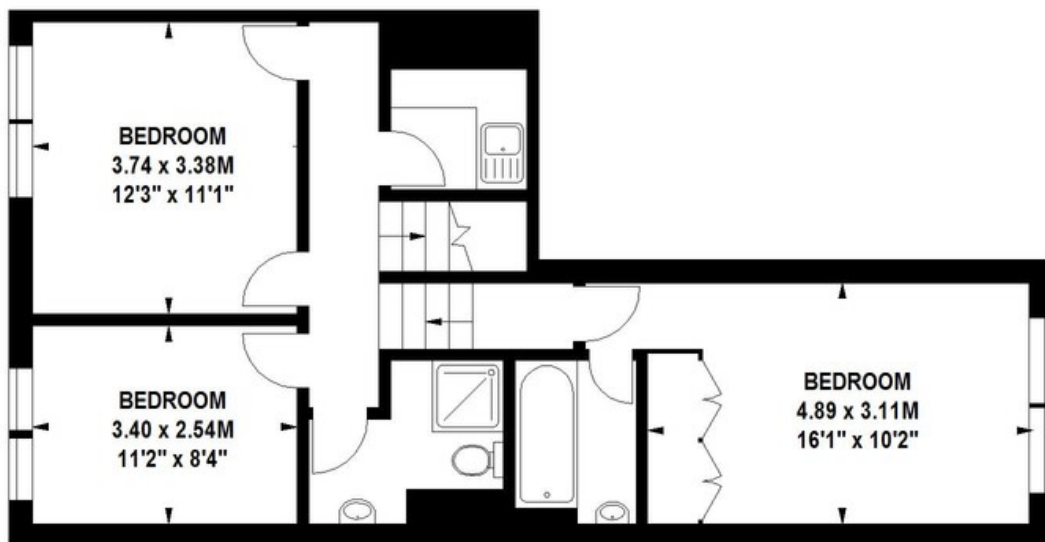
Approximate gross internal area

115.38 sq m / 1242 sq ft



Third Floor

597 sq ft



Second Floor

645 sq ft

Illustration For Identification Purposes Only. Not To Scale

*Floorplan Drawn According To RICS Guidelines

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
	78
41	