



33 & 35 Ranelagh House, Elystan Place, London SW3
£2,750,000 Subject To Contract Leasehold





Delightful Duplex Duo

These bright interlinking duplex flats have stacks of potential and we can barely think of a better location!

They offer a rare opportunity to buy two projects and subject to consents to create one superb apartment.

The flats are quietly located in this well maintained building North of The King's Road with a caretaker and lifts.

This comes with an underground parking space on a separate lease.

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

The properties have concurrent short leases of approx 60 years remaining. The current 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 90 year lease extension before proceeding.

Development Opportunity : 2 x 3 Bedroom Flats : EPC Rating E

Terms and Conditions

Tenure:	Leasehold; approx 60 years remaining
Ground Rent:	200 p.a.
Service Charge:	approx £14,000p.a.
Price:	£2,750,000 Subject To Contract

33 & 35 Ranelagh House, Elystan
Place, London SW3
£2,750,000 Leasehold

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Ranelagh House, SW3

Approximate gross internal area

230.67 sq m / 2483 sq ft

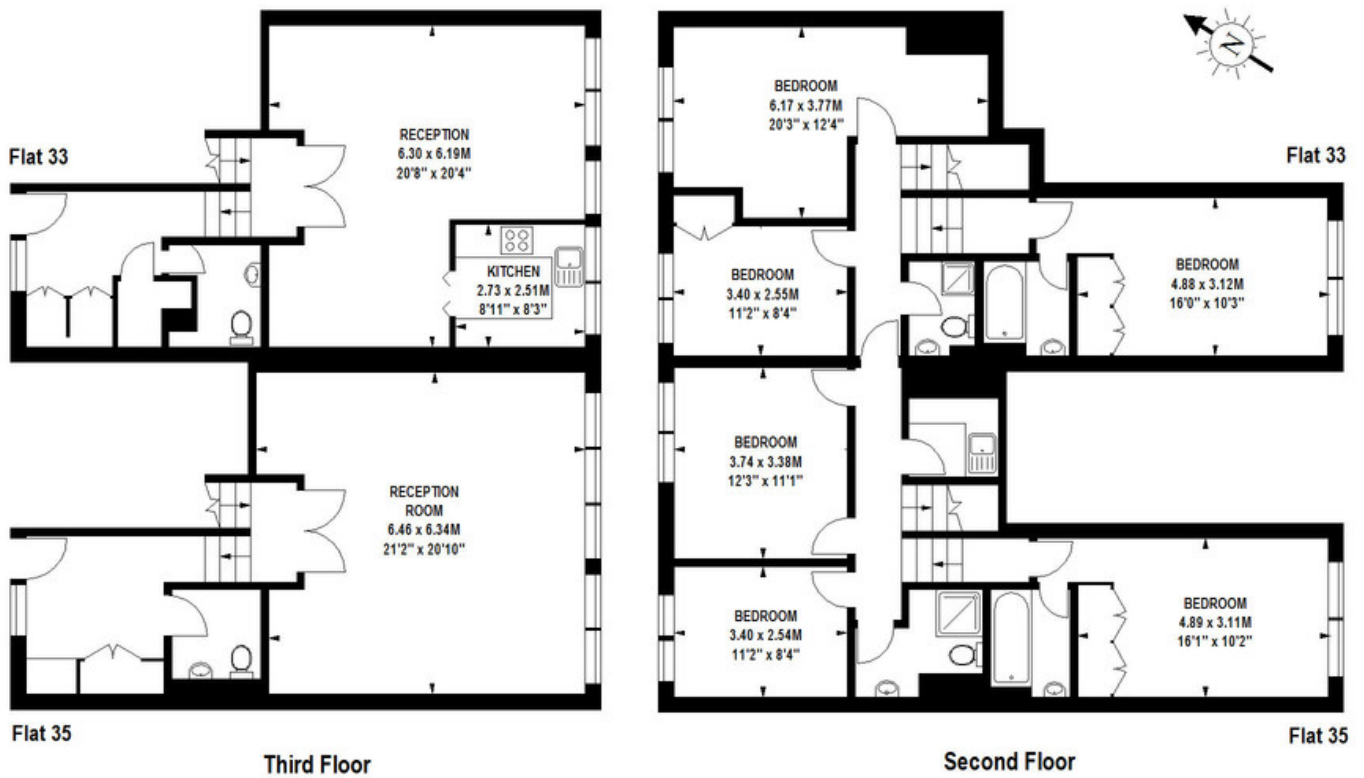


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*Floorplan Drawn According To RICS Guidelines
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Energy Efficiency Rating

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	