



38-40 Elm Park Road, London, SW3

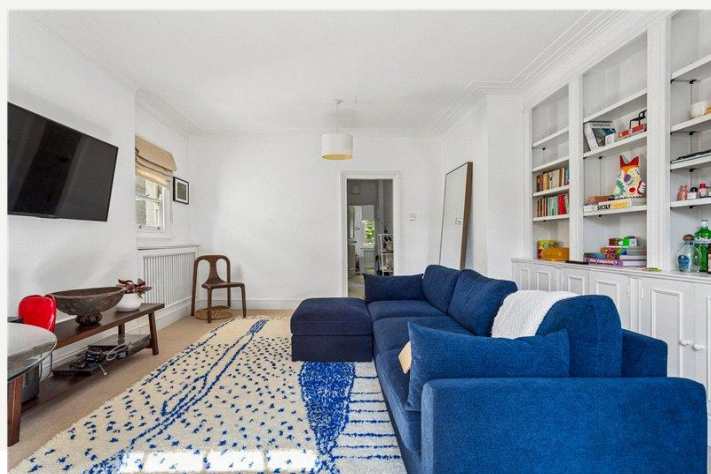
£1,030,000 *Share of Freehold*



South-Facing Two Bedroom Apartment with Lift Access & Garden Views.

KEY FEATURES

- Two Bedrooms
- Second Floor
- Lift Access
- South-Facing reception Room
- Share Of Freehold
- Ideal Home or Investment Purchase



South Kensington Sales

020 7373 5052 | southkensington@winkworth.co.uk



DESCRIPTION

A bright and well-proportioned two double bedroom apartment situated on the second floor of an elegant period building with lift access. Featuring a spacious south-facing reception room overlooking private gardens, a modern kitchen, excellent storage and share of freehold. Ideally located within a short walk of the King's Road, Fulham Road and excellent transport links, making it an attractive home or investment opportunity.

MATERIAL INFORMATION

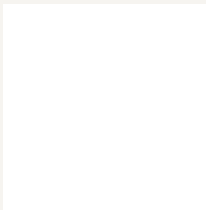
Tenure: Share of Freehold
Service Charge: £4500 per annum
Council Tax Band: G
EPC rating: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/CLS261788>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

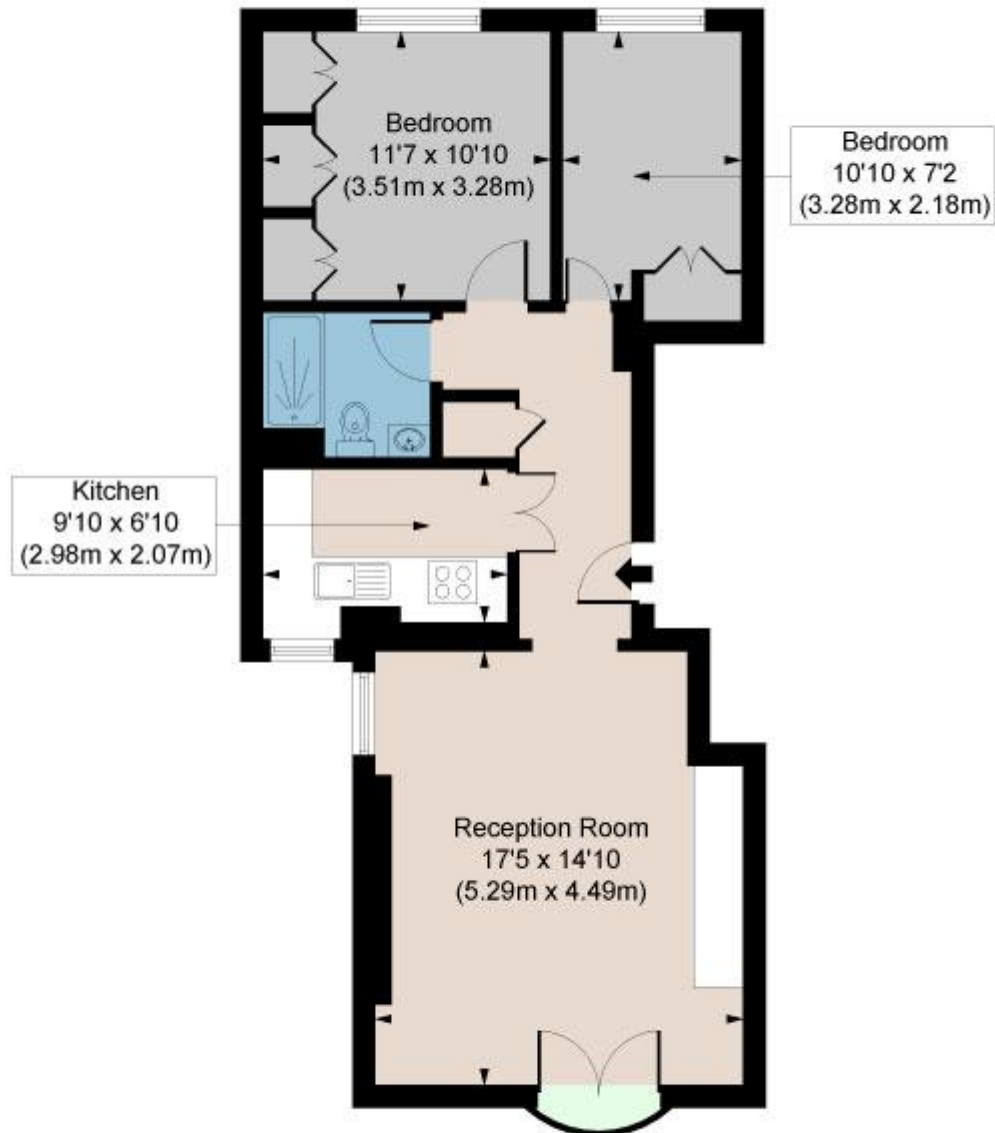


ELM PARK ROAD SW3

APPROX. GROSS INTERNAL AREA *
660 Ft² - 61.34 M²

Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

* As Defined by RICS - Code of Measuring Practice



SECOND FLOOR

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
PROPERTY MARKETING

South Kensington Sales

020 7373 5052 | southkensington@winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.