Burton Court
Chelsea



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An excellent lateral apartment enjoying incredible light and views from the fourth floor of this special mansion block close to Sloane Square. West-facing, with an optimal three bedroom and three bathroom arrangement, the property benefits from excellent porters, a lift and lateral living.

Description

This is an exceptionally bright fourth floor flat (with lift) with an optimal configuration. An impressive entrance hall naturally divides the superb, lateral living space from the bedrooms, giving privacy and a living arrangement ideal for formal entertaining as well as day to day living.

The kitchen/breakfast room has double doors into the double reception room all with fabulous, far reaching views over the gardens and tennis courts of Burton Court.

The principal bedroom has an en suite shower room and dressing room with underfloor heating and a view over gardens below. Bedroom three is also a double bedroom and is opposite a family bathroom. Both bedrooms enjoy wonderful morning sun.

Bedroom two is well separated from the principal bedroom and has an en suite shower room that cleverly is also accessed from the hall, therefore acting as a guest cloakroom.

There is a walk-in cupboard with stacked washer and dryer, also containing a combination boiler. Opposite, another cupboard houses a water tank, a water softener and sundries. There is an airing cupboard outside the family bathroom.







Location

Burton Court is considered one of the most sought-after portered mansion blocks in Chelsea SW3. There are a number of porters that look after the building who are stationed in the central building, where this apartment is located. There is also a resident porter.

Close to Sloane Square and all the surrounding shops, restaurants and amenities including Pavilion Road, the location is superb. It is very close to the artisan parade of shops on the Pimlico Road with Elizabeth Street slightly beyond. The iconic Kings Road is similarly writhing reach as is Knightsbridge, further up Sloane Street.

The apartment has a splendid view over the Royal Hospital, built by Sir Christopher Wren in 1681 to house retired soldiers, which is surely one of London's most beautiful buildings.





Approximate Gross Internal Area
1,715 sq ft / 159.3 sq m

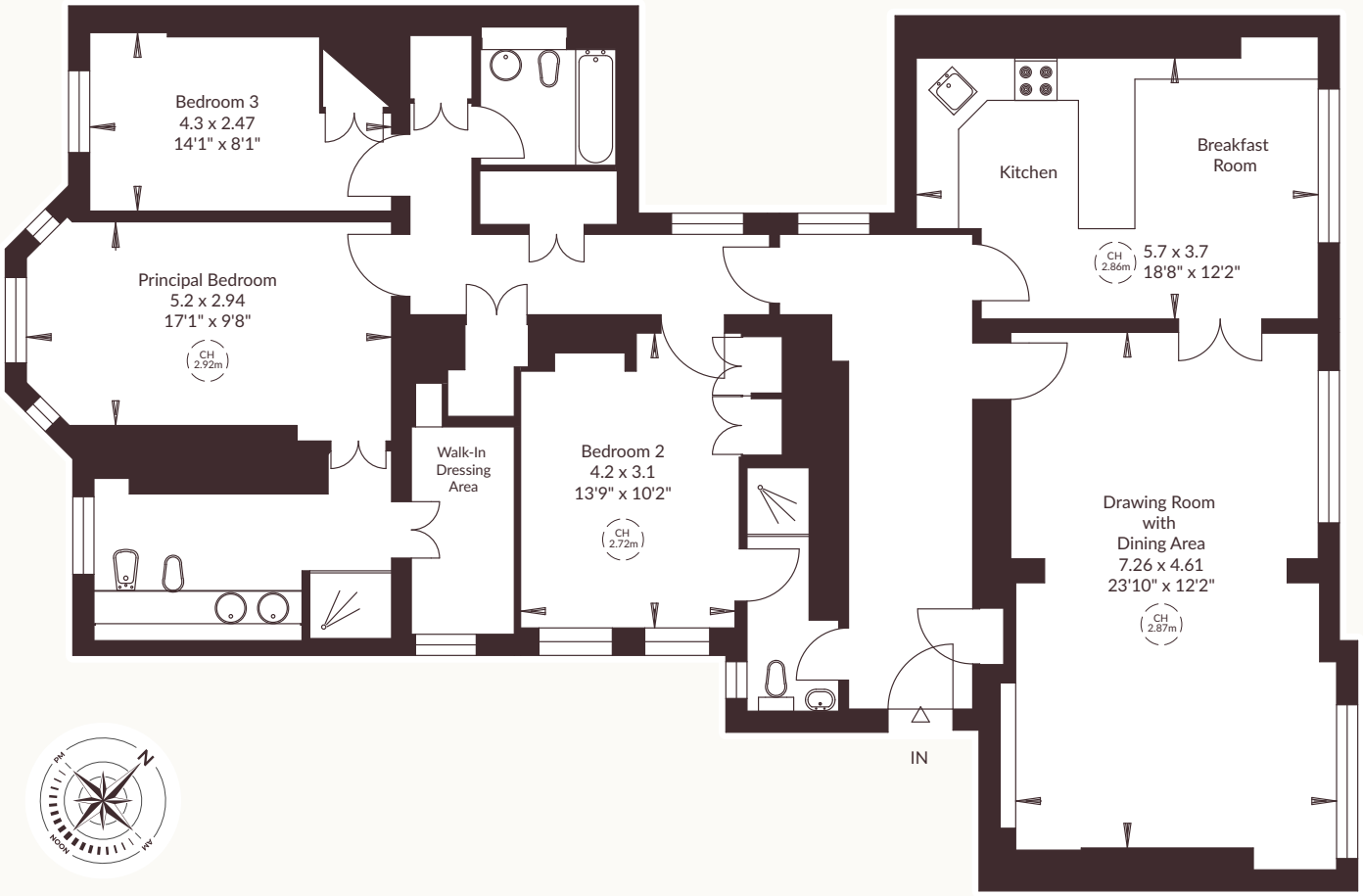
CH: Ceiling height
This plan has been supplied to The Brochury by Strutt & Parker

Tenure: Share of freehold, approximately 951 years remaining
Ground Rent: Peppercorn
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax: Band H
Parking: Residents' permit
Broadband: Installed at the property
EPC: Rating D

Service Charge:
Currently £11,041.74 per half year broken down as follows

- Half yearly reserve fund for lift £495
- Half yearly reserve fund £5,604.75
- Half yearly service charge £4,889.75

Asking Price: £4,950,000



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