



Elvaston Place, South Kensington, SW7 5NW

Guide Price £1,750,000 Leasehold

## Introducing Elvaston Place...

A beautifully presented second floor apartment situated in a handsome building on Elvaston Place. The apartment offers just under 1,000 Sq Ft comprising two double bedrooms, two bathrooms, large living / dining room and a separate kitchen. The principal bedroom also benefits from a private terrace.





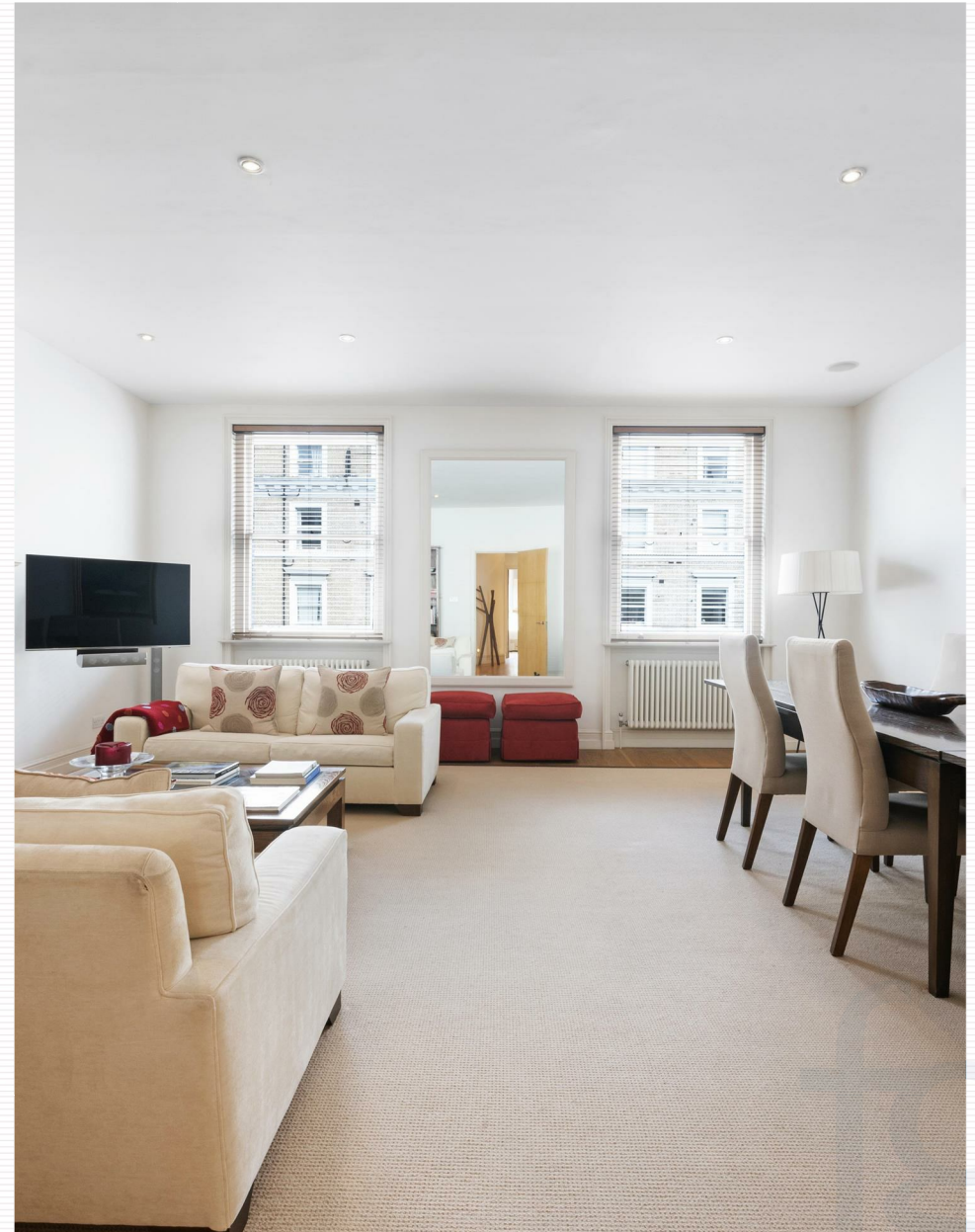
## Welcome to South Kensington...

The property is located approximately 0.3 miles away from Gloucester Road Tube Station (Piccadilly, District & Circle Lines). It is also perfectly positioned for many famous landmarks such as Hyde Park (approx. 0.3 miles), Royal Albert Hall (approx. 0.4 miles), Imperial College (approx. 170 yards), Natural History Museum (approx 0.4 miles) and Harrods (approx 1 mile).

- **Two Double Bedrooms**
- **Two Bathrooms**
- **Large Living Room**
- **Separate Kitchen**
- **Private Balcony**
- **Second Floor Apartment**
- **Council Tax Band G**



## Elvaston Place

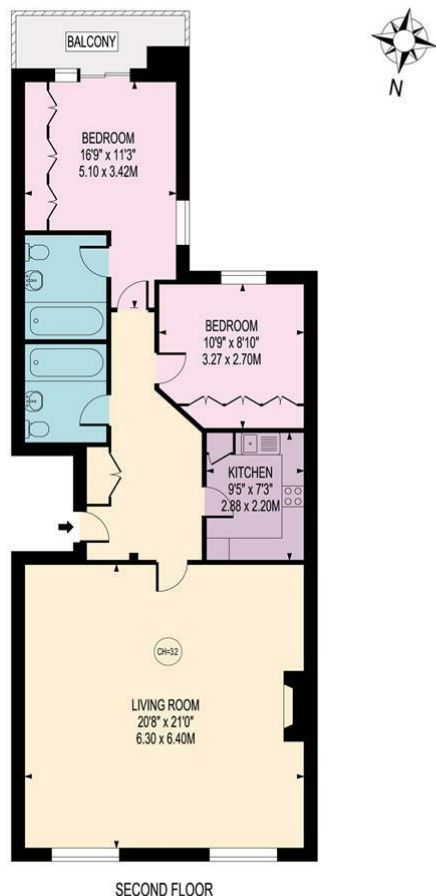






# ELVASTON PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA:  
990 SQ FT- 92.0 SQ M



FOR ILLUSTRATION PURPOSES ONLY  
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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