



CHATTERTON | REES



Flat H, Rectory Chambers Old Church Street, London, SW3 5DA  
£1,055,000





# Flat H, Rectory Chambers Old Church Street

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■ 125 Year Lease ■ Newly Refurbished

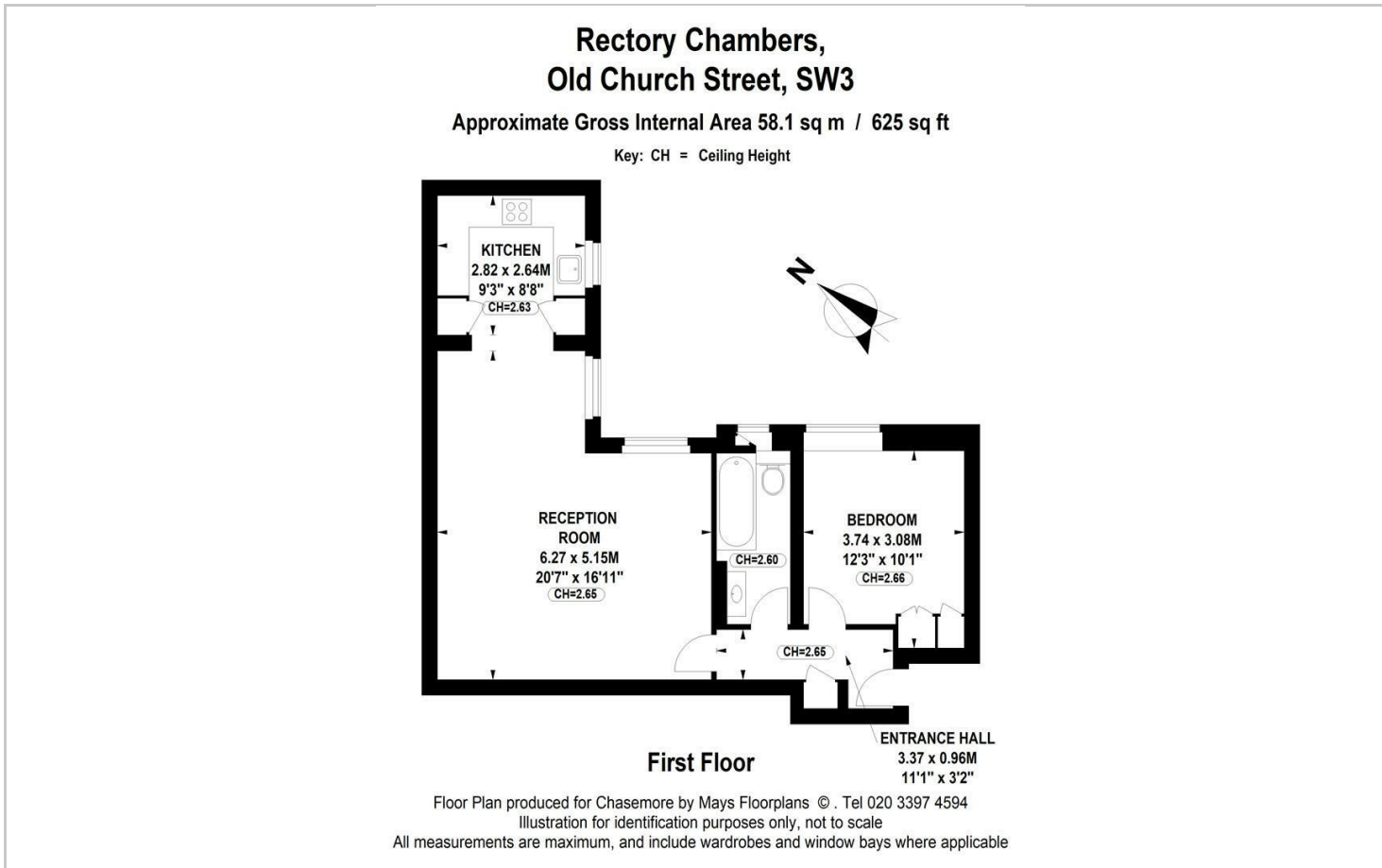
A spacious chic and luxurious first floor apartment (with lift), newly modernised to a high standard and turn-key, boasting 2.65M high ceilings in this popular and peacefully situated period Chelsea block. This exclusive and beautiful block is just a short walk from King's Road and the River Thames, surrounded by stylish shops, cafes, restaurants, bars, cultural attractions, and convenient access to both everyday food stores, Waitrose, Marks & Spencer, gourmet food options, bakeries, and the famous newly opened Whole foods Market. Within few minutes walk, is the Thames path which offers beautiful riverside walking and cycling routes, and just across the river is the magnificent Battersea Park, Iconic Power Station and shopping mall. The property has been thoughtfully refurbished with a strong focus on a lot of eco-conscious, sustainable living designed with high specification finishes, modern aesthetics with practical living. Brand new rewiring and replumbing throughout the flat, with high-performance new large, double-glazed windows for an abundance of natural light creating bright, airy, and welcoming spaces, improving insulation, lowering energy costs, and reducing environmental impact. Sound proofing has also been integrated into the floorings and ceilings creating a quiet atmosphere. In addition, the installation of energy-efficient LED lighting throughout reduces electricity consumption while providing high quality lighting and more sustainable living. The property comprises of entrance hall with Bonham locks, large built-in cupboard, elegant bedroom with fitted wardrobes and LG TV, large reception room with LG TV and separate area for either dining/office area, open-plan state of the art kitchen (tanked) with Bosch appliances, Quartz worktop, and a brand-new Worcester Bosch boiler (energy-efficient model), and a designer bathroom (tanked) with Hansgrohe taps and contemporary finishes. Beautiful blinds (black out inside).



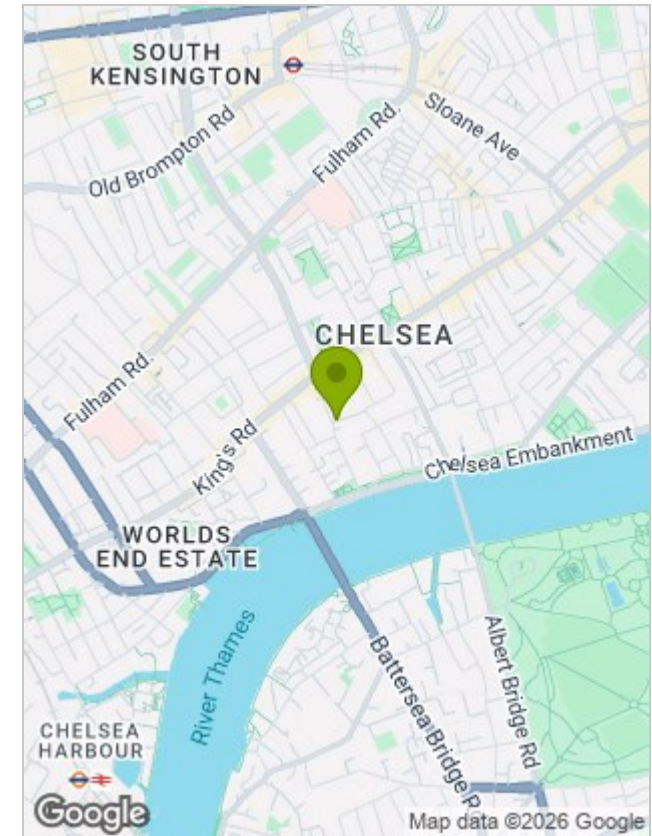




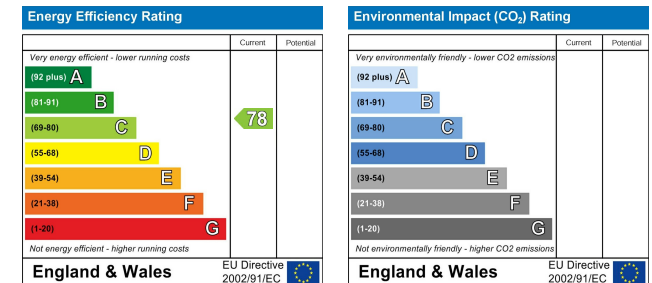
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.