

## 85b Finborough Road, London, SW10 9DU

### Guide Price £700,000

Stunning 2-Bedroom First-Floor Flat – Share of Freehold – Finborough Road, SW10

A beautifully presented two-bedroom first-floor flat set within an elegant period conversion in the heart of Chelsea. Offering bright, well-proportioned living space and a share of freehold, this property is ideally located for easy access to transport, shops, and amenities.

#### Key Features:

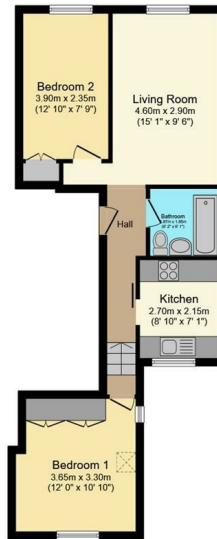
- Spacious living room with high ceilings and large windows, creating a bright and airy feel
- Two well-proportioned bedrooms, ideal for professionals, couples, or investors
- Modern kitchen
- Bathroom with contemporary fittings
- Entrance hallway, providing a welcoming feel and additional storage potential
- First-floor position in a charming period building
- Share of freehold

Excellent transport links – just a short walk to Earl's Court (District & Piccadilly lines) and West Brompton (Overground & District line) stations, providing easy access across London

Prime SW10 location, close to Fulham Road, King's Road, and an array of cafes, shops, and restaurants

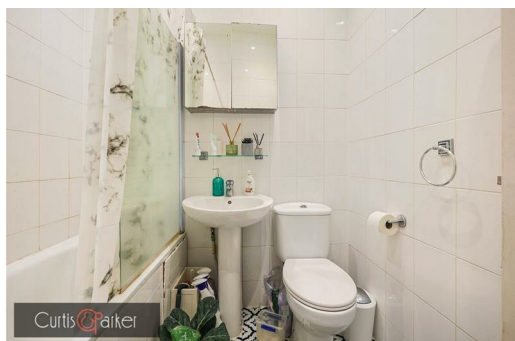
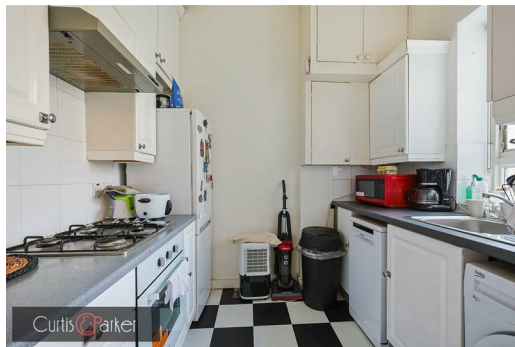
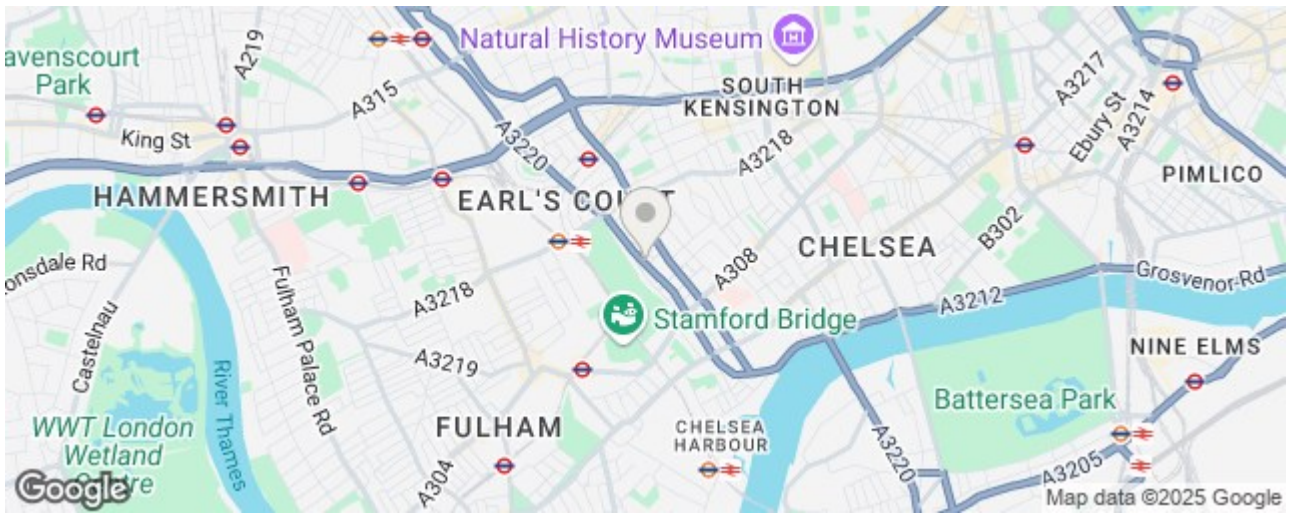
This fantastic home is ideal for owner-occupiers and investors alike, offering a perfect blend of charm, convenience, and practicality in one of London's most desirable postcodes.

For more information or to arrange a viewing, please contact us today.



Total floor area 52.0 m<sup>2</sup> (560 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



| Energy Efficiency Rating |        | Environmental Impact (CO <sub>2</sub> ) Rating |       |
|--------------------------|--------|--|-------|
| Band                     | Score  | Band   | Score |
| A                        | 92-100 | A  | 1-10  |
| B                        | 81-91  | B  | 11-20 |
| C                        | 69-80  | C  | 21-30 |
| D                        | 55-68  | D  | 31-40 |
| E                        | 39-54  | E  | 41-50 |
| F                        | 21-38  | F  | 51-60 |
| G                        | 1-20   | G  | 61-70 |

Energy Efficiency Rating: 63 (74)  
Environmental Impact (CO<sub>2</sub>) Rating: 63 (74)

