



# Cutler & Bond

LOWER GROUND FLOOR FLATS

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## Gunter Grove, Chelsea £825,000 Leasehold

A very special and completely unique two / three bedroom triplex apartment presented in lovely condition which has the benefit of a very sizable west facing split-level decked terrace and private off-street parking. The property is well presented throughout with a wonderful spiral staircase with roof skylight linking the three floors, and also comprises reception room with space for dining, open-plan kitchen with garden access, stairs leading to two levels of west facing decked roof terraces, master bedroom with fitted wardrobes, second well-proportioned bedroom also with storage, third bedroom/study and a classically styled bathroom with roof terrace views. Gunter Grove is conveniently located moments from trendy Fulham Road with a wide selection of restaurants and cafés, while King's Road is nearby for extensive shopping. Transport links are found via Earls Court Underground Station (District and Piccadilly lines), which is in close proximity and the A4/M4 will allow the motorist quick and easy routes into and out of central London.

- Excellent west facing split-level terrace
- Off-street parking
- Completely unique and unusual
- Light and bright
- Very low overheads

Viewings via: Cutler and Bond, 15 Kensington High Street, Kensington, London, W8 5NP

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Two double bedrooms + study (bed 3) : Bathroom: Large reception room: Dining area: Kitchen:  
Off-street parking: Very sizable rear split-level terrace

Tenure: Leasehold 97 years remaining

Service charge: £551.40 per annum

Ground rent: £100 per annum

Council tax : Band F - £1166 per year (as a single person)

Price: £825,000 subject to Contract

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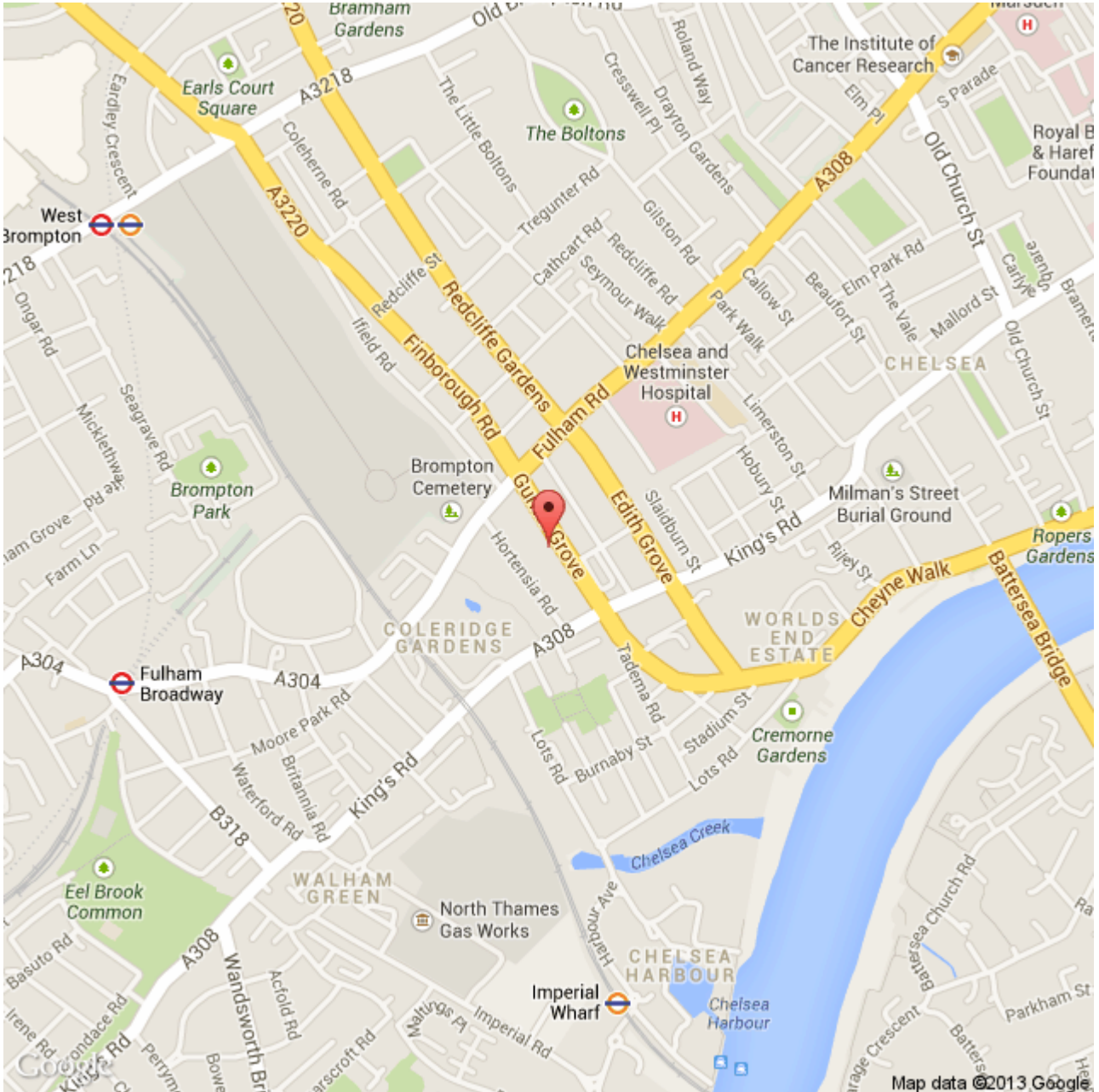
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# Gunter Grove, Chelsea

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## Gunter Grove, The Avenue, SW10

Approximate gross internal area  
75 sq m / 807 sq ft  
Excluding Terrace of  
approximately  
23 sq m / 248 sq ft

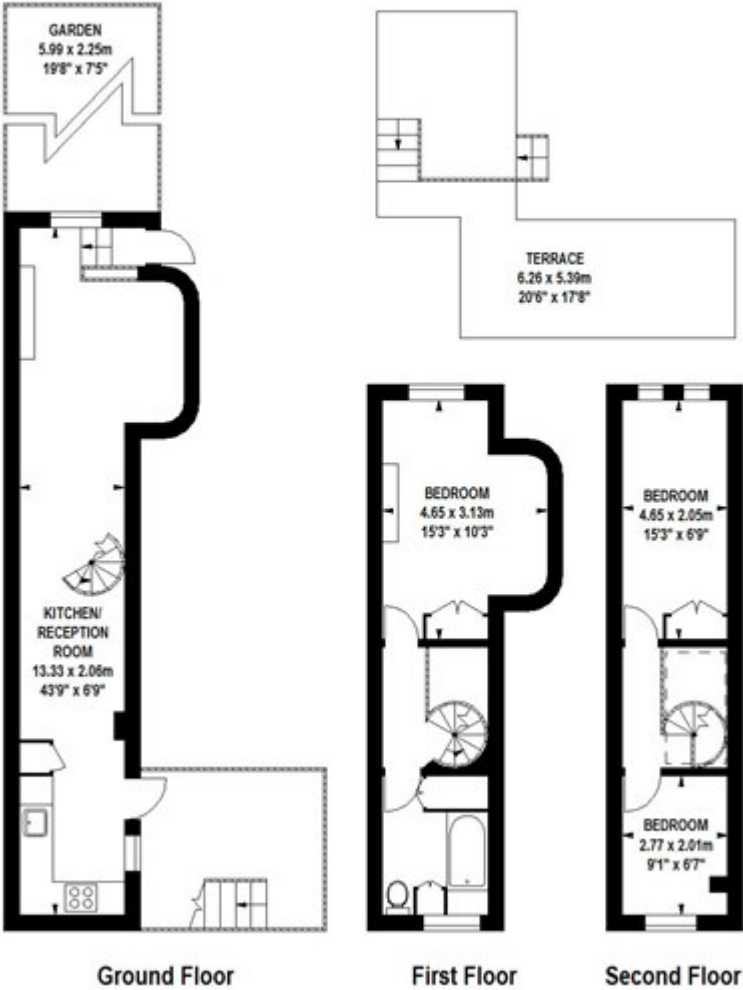


Illustration for identification purposes only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
Prepared by Mays Floorplans © . Tel 020 8871 4668