



# Cutler & Bond

LOWER GROUND FLOOR FLATS

Kensington Office  
T: 020 7938 3322  
F: 020 7938 4343  
E: [info@cutlerandbond.com](mailto:info@cutlerandbond.com)



## Finborough Road, Chelsea £1,295,000 Share of Freehold

VIEWINGS 7 DAYS A WEEK, CALL US TODAY.

A very cool and spacious three bedroom maisonette of 1336 sq ft (124 sq m) with the benefit of a superb 50' south west facing garden. The property has an excellent configuration which lends itself to relaxed living and entertaining or as a young family starter home. Of particular note is the ability to adapt the front bedroom and bathroom into a self-contained studio flat with kitchenette and shower room which would be perfect for a live-in nanny or as a rental unit generating c. £250 per week in revenue (NB the unit has its own front door and can be shut off from the rest of the accommodation). It is important to note that while Finborough Road can be busy at times, this property is very well insulated against street noise. The front rooms have triple insulated new windows and the rear of the property in the garden can only be described as an oasis of calm. There is also the possibility of a side conservatory extension adding a further c.100 sq ft of accommodation (subject to planning consent). Final point to mention is that the property has very low overheads of circa £600 per annum (buildings insurance) and with the outside of the building in very good condition an incoming purchaser will benefit from low maintenance costs for years to come. NB we have been advised by the Vendor that this property falls within the Bousfield School catchment area (subject to admittance policy).



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- Three double bedrooms
  - Large south west facing garden
  - Opportunity to create self contained nanny flat/rental unit
  - Share of freehold
  - Very low overheads
  - NB we have been advised by the Vendor that this property falls within the Bousfield School catchment area (subject to admittance policy)

# Finborough Road, Chelsea

## £1,295,000 Share of Freehold

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Accommodation comprises:

Three double bedrooms (with the ability to adapt one bedroom into a self-contained studio unit with separate entrance with kitchenette); Bathroom; Shower room; Large reception room with good ceiling height; Large well-fitted kitchen; kitchenette/laundry room; Cloakroom; Large south west facing garden

NB we have been advised by the Vendor that this property falls within the Bousfield School catchment area (subject to admittance policy).

£1,295,000 subject to Contract

Tenure: Share of freehold

Service charge: £600 per annum (building insurance)

# Finborough Road, Chelsea

## £1,295,000 Share of Freehold

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# Finborough Road, Chelsea

## £1,295,000 Share of Freehold

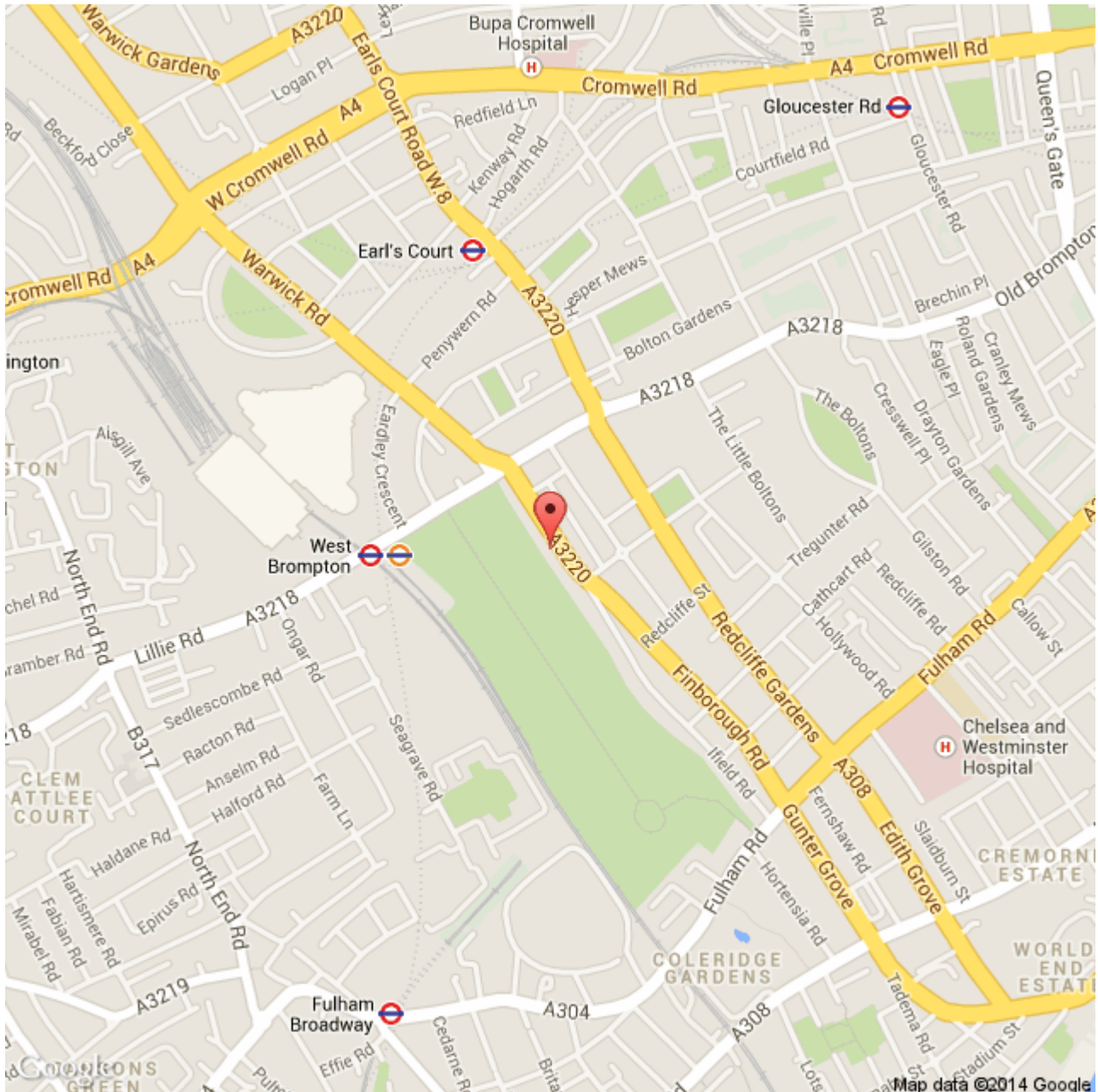
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## £1,295,000 Share of Freehold

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The EPC for this property can be viewed by [clicking here](http://cutlerandbond.epcbase.net/6227/Property/cab66) or visiting <http://cutlerandbond.epcbase.net/6227/Property/cab66>

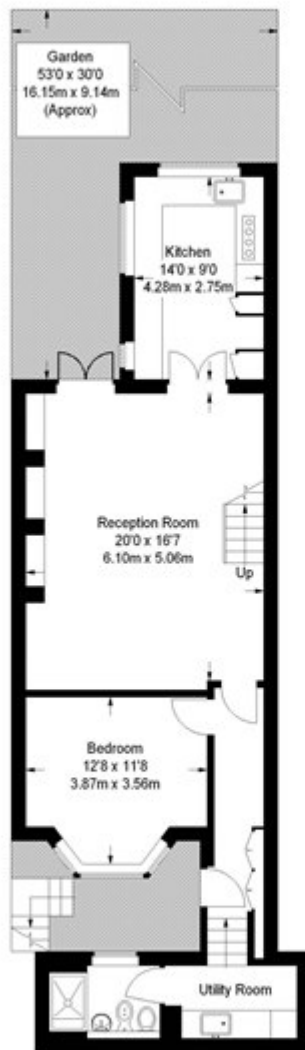
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FINBOROUGH ROAD, CHELSEA SW10

Approximate Gross Internal floor area  
1336 sq ft / 124 sq m



Lower Ground Floor = 775 sq ft / 72 sq m



Raised Ground Floor = 560 sq ft / 52 sq m

**IMPORTANT NOTICE**  
1) These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2) Any information contained herein (whether in the text, plans or photographs) represents the opinion of the author and is given in good faith, but should not be relied upon as being a statement or representation of fact. 3) The floor area cannot be a survey or nothing in the particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, appliances or facilities are in good working order. 4) Any errors, omissions or statements affecting herein are approximate only, and should not be relied upon as being accurate. Floorplans are not to scale for guidance only.