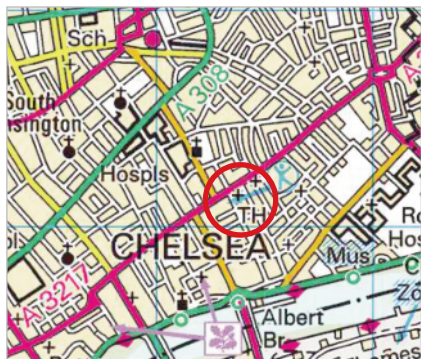


## London SW3

### Flat 75-77, Swan Court, Chelsea Manor Street, Chelsea SW3 5RY

- **A Leasehold Self-Contained Purpose Built Fourth Floor Flat. Subject to a Life Tenancy**
- Extending (GIA) to Approximately 139.9 sq m (1,506 sq ft)
- Providing Three Bedroom Accommodation



#### To View

The property will be open for viewing on Wednesday 19th and Tuesday 25th October between 3.30 – 4.00 p.m. These are open viewing times with no need to register. (Ref: LK).

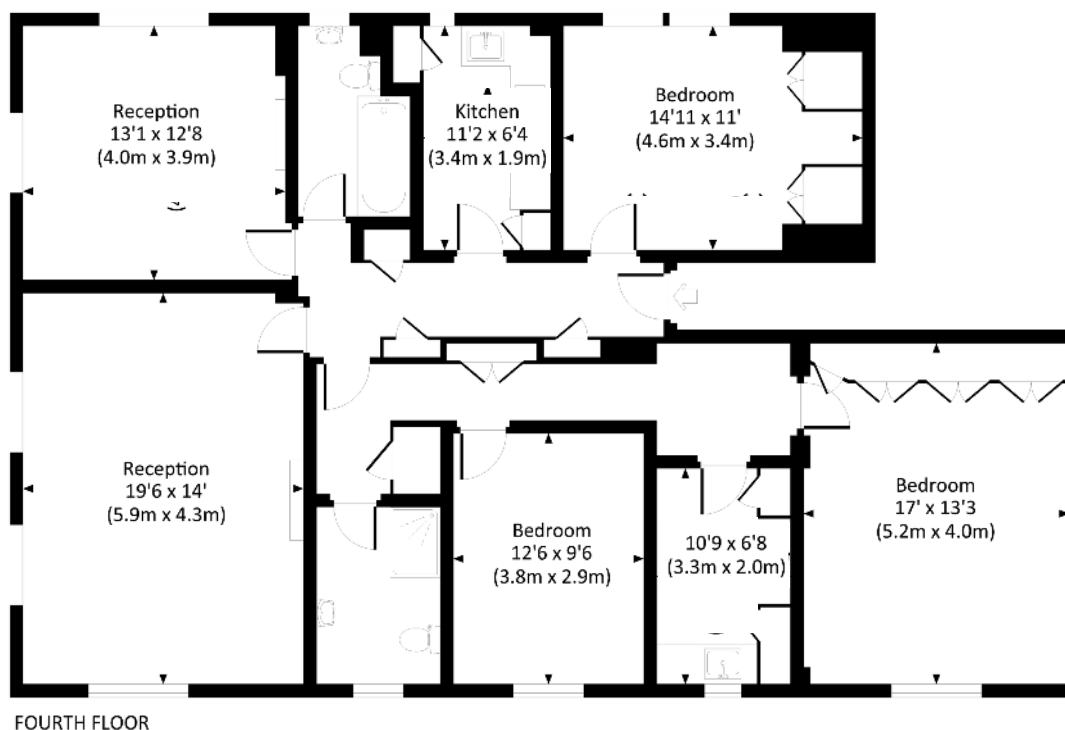
#### Seller's Solicitor

Messrs Penningtons (Ref: Mr M Codd).  
Tel: 0207 457 3000.  
Email: martin.codd@penningtons.co.uk

#### Joint Auctioneers

Messrs Milton Stone (Ref: RC).  
Tel: 0207 835 2888.  
Email: rc@miltonstone.com

#### INVESTMENT – Leasehold Flat



#### Tenure

Leasehold. The property is held on a lease expiring 26th September 2108 (thus having approximately 92 years unexpired) at a peppercorn ground rent.

#### Location

Swan Court is situated between Chelsea Manor Street and Flood Street, directly opposite Chelsea Manor Gardens. The local amenities of both Fulham Road and King's Road are readily accessible and provide a diverse range of restaurants, shops and boutiques. The further shopping facilities of Knightsbridge are within easy reach to the north-east and include the world renowned shops of Harrods and Harvey Nichols. The open spaces of Battersea Park are within walking distance to the south and Sloane Square Underground Station is to the north-east.

#### Description

The property comprises a self-contained fourth floor flat situated within a purpose built block arranged over ground and eight upper floors. The property benefits from a porterage, communal heating, hot water and a lift.

#### Accommodation

Two Reception Rooms, Three Bedrooms, Two Kitchens, Bathroom, Shower Room/WC

GIA approximately 139.9 sq m (1,506 sq ft)

#### Tenancy

The property is subject to a Life Tenancy at nil rent. We understand the tenant makes a ground rent contribution of £100 per annum and a service charge contribution of £600 per annum. Tenant: Single Male, D.O.B. 5th July 1930.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allisop.co.uk](http://www.allisop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



