



# 29, Gunter Grove

London, SW10 0UN

*A charming one bedroom garden flat with the benefit of Share of Freehold.*

This charming one double bedroom flat would suit a first time buyer or investor. Located on the eastern side of the street you have a large private garden with the possibility of extending further to the rear.

Further benefits include a share of freehold and on the raised ground floor of this stucco fronted building.

Gunter Grove is conveniently located equidistant between the fashionable King's Road and 'The Beach', Fulham Road, Chelsea so is well served by the amenities and transport links nearby.

**Asking Price:** £540,000 Subject to Contract

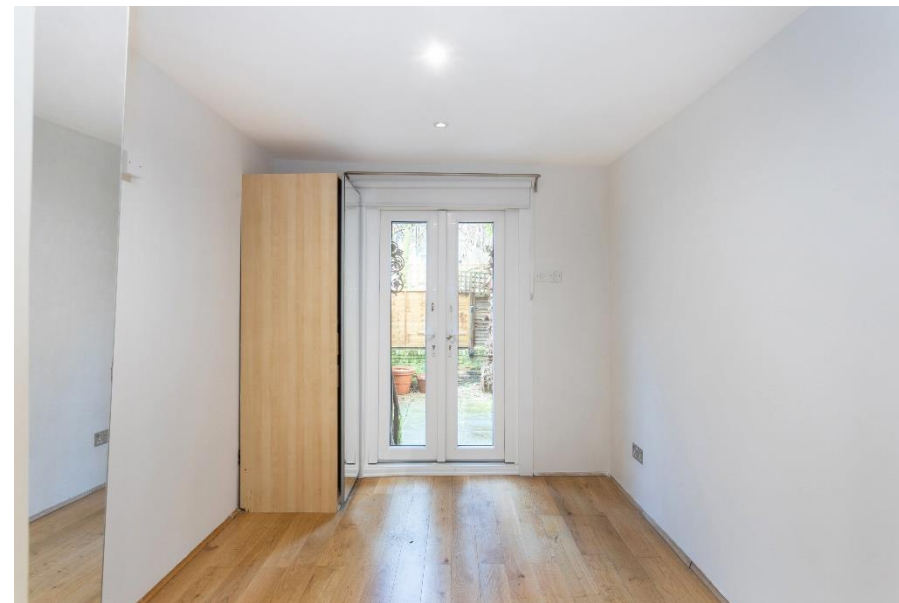
**Tenure:** Share of Freehold (103yrs remaining)

**Local Authority:** The Royal Borough of Kensington & Chelsea

**Council tax band:** D

**Service Charge:** ad-hoc basis

**Ground Rent:** Peppercorn





**One double bedroom | large private garden | Raised ground floor**

# GUNTER GROVE SW10

APPROX. GROSS INTERNAL AREA \*  
415 Ft<sup>2</sup> - 38.58 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.