

# OAKLEY STREET | SW3



Winkworth

# Oakley Street, London SW3

A rare one bedroom apartment in a converted terraced house on Oakley Street.

The flat is situated on the raised ground floor and has access to a communal garden. The property benefits from a modern bathroom and an open-plan kitchen living area. In addition, the property makes full use of the high ceilings with the floor to ceiling wardrobes in the bedroom.

This apartment makes an ideal rental investment or pied à terre.

The flat extends to 359sq/ft (33.40sqm).

**ASKING PRICE: £550,000 *subject to contract***

**TENURE: Leasehold; 125 years from 25 March 2003**

**LOCAL AUTHORITY: RBKC**

**COUNCIL TAX BAND: Band D**

**SERVICE CHARGE: £2,085 per annum**

**GROUND RENT: £250 per annum**



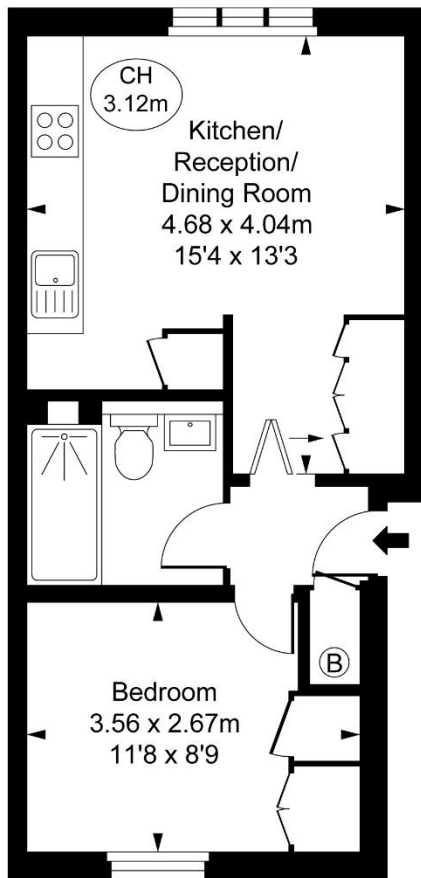


### Location:

Oakley Street runs from Albert Bridge to the Kings Road and is within easy reach of Sloane Square. The Kings Road boasts numerous shops, restaurants and other amenities and there is also the Cadogan Pier River Taxi and Battersea Park in close proximity. The nearest underground stations are at Sloane Square (District and Circle lines) and South Kensington (District, Circle and Piccadilly lines).

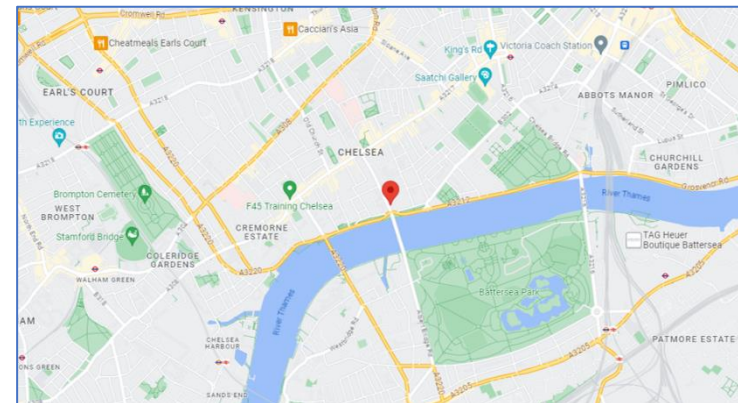
**One Bedroom | Communal Garden | High Specification | GIA 359 sqft | EPC Rating C**

Oakley Street, SW3  
 Approximate Gross Internal Area  
 33.40 sq m / 359 sq ft  
 ( CH = Ceiling Heights )



Raised Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
 © Fulham Performance



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(59-68) <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	

Knightsbridge & Chelsea | 020 7589 6616  
 knightsbridge@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.