



Bredin House, Coleridge Gardens, Chelsea, SW10

Asking Price: £595,000

 Benham
& Reeves

Bredin House, Coleridge Gardens, Chelsea, SW10

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Set within a gated development, this well presented fourth floor one bedroom apartment spans an approximate 466 square feet. The large open-plan reception room offers ample entertaining space as well as a fully equipped kitchen with integrated appliances and breakfast bar. The living area leads to a large, private balcony overlooking the beautiful landscaped garden. This is complemented by a well proportioned double bedroom with built-in wardrobe, large windows and a three piece bathroom with tiled walls, plenty of storage space and chrome fixtures and fittings. Other benefits include tiled flooring in the reception room, carpet in the bedroom and comfort cooling. There is also a parking space in the secure underground car park.

The property is situated within the very popular a private development of Kings Chelsea set within approximately 7.5 acres of beautiful, walled parkland and residents benefit from 24-hour concierge and security, gym, swimming pool, sauna, steam room and use of a tennis court.

The development is situated between Kings Road and Fulham Road. The development is well located for the boutique shops, cafes and restaurants found along Kings Road, Lots Road and in the near future, the exciting new Chelsea Waterfront development. Excellent transport links can be found nearby including multiple bus routes as well as Imperial Wharf rail station and Fulham Broadway (District line).





Property Features:

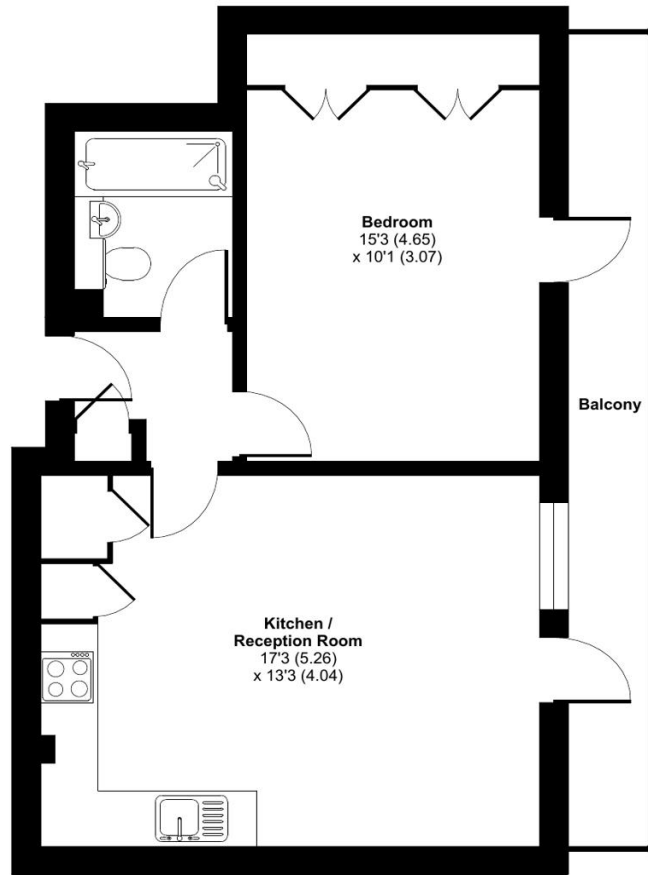
- One Bedroom
- Bathroom
- Fourth Floor
- 466 Square Feet (Approx.)
- Private Balcony
- Secure Underground Parking Space
- Gated Development, 24-Hour Concierge, Swimming Pool
- Residents' Tennis Court
- 7.5 Acres of Walled Parkland
- Fulham Broadway (District Line Zone 2)



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Approximate Area = 466 sq ft / 43.3 sq m
For identification only - Not to scale



FOURTH FLOOR

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£595,000
Tenure:	Leasehold Expires 01/01/3000 Approximately 975 Years Remaining
Ground Rent:	Nil
Service Charge:	£5,400.00 (per annum) for the year 2024
Anticipated Rent:	£2,500.00 pcm Approx. 5 % Yield

Viewings:

All viewings are by appointment only through our Nine Elms Office.

Our reference: BEA200042

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