



King's Court South, Chelsea Manor Gardens, Chelsea SW3

**ASHDOWN MARKS**  
PROPERTY CONSULTANTS

**King's Court South,  
Chelsea Manor Gardens,  
Chelsea SW3**

A well proportioned two double bedroom flat (896 sq.ft / 83 sq.m) situated on the third floor (with lift) of a secure well maintained block enjoying excellent natural light.

King`s Court South is located just off the King`s Road, within easy walking distance of Waitrose and Sloane Square.

- South Facing Reception Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Two Bathrooms (One En- Suite)
- Third Floor
- Lift
- EPC: Rating C
- Council Tax: Band G
- Caretaker

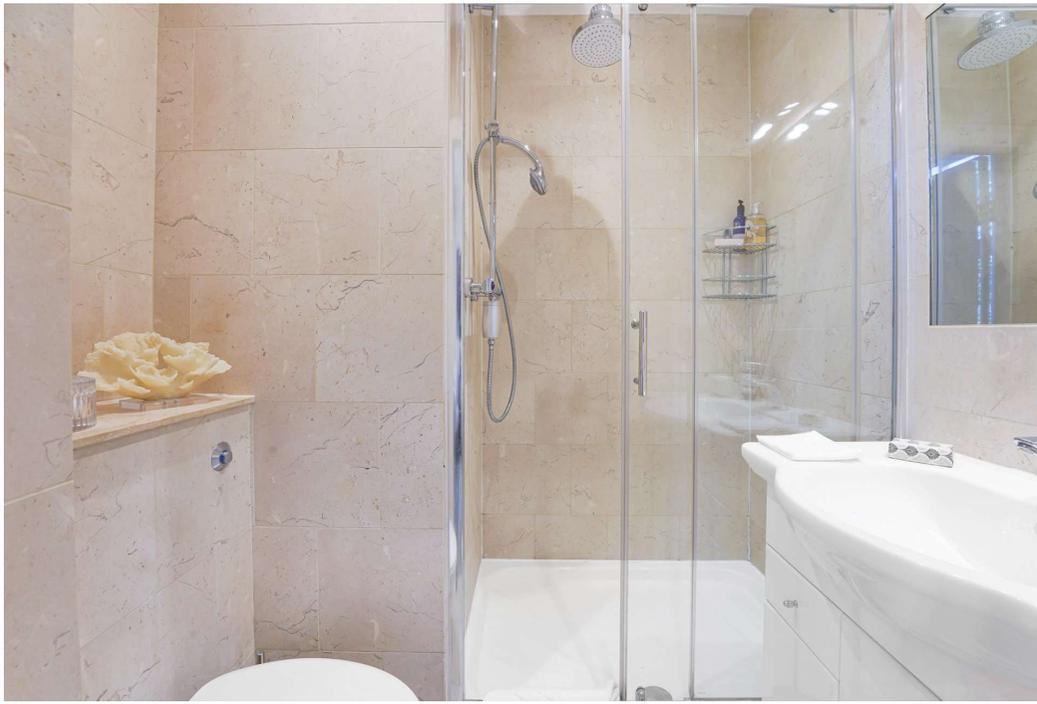
**Lease:** 999 years from March 2008

**Ground Rent:** £300 p.a with reviews

**Service Charge:** Year ending 24<sup>th</sup> March 2024  
£6,723 p.a plus £3,740 reserve fund  
contribution, subject to annual review

**Guide Price £1,200,000**



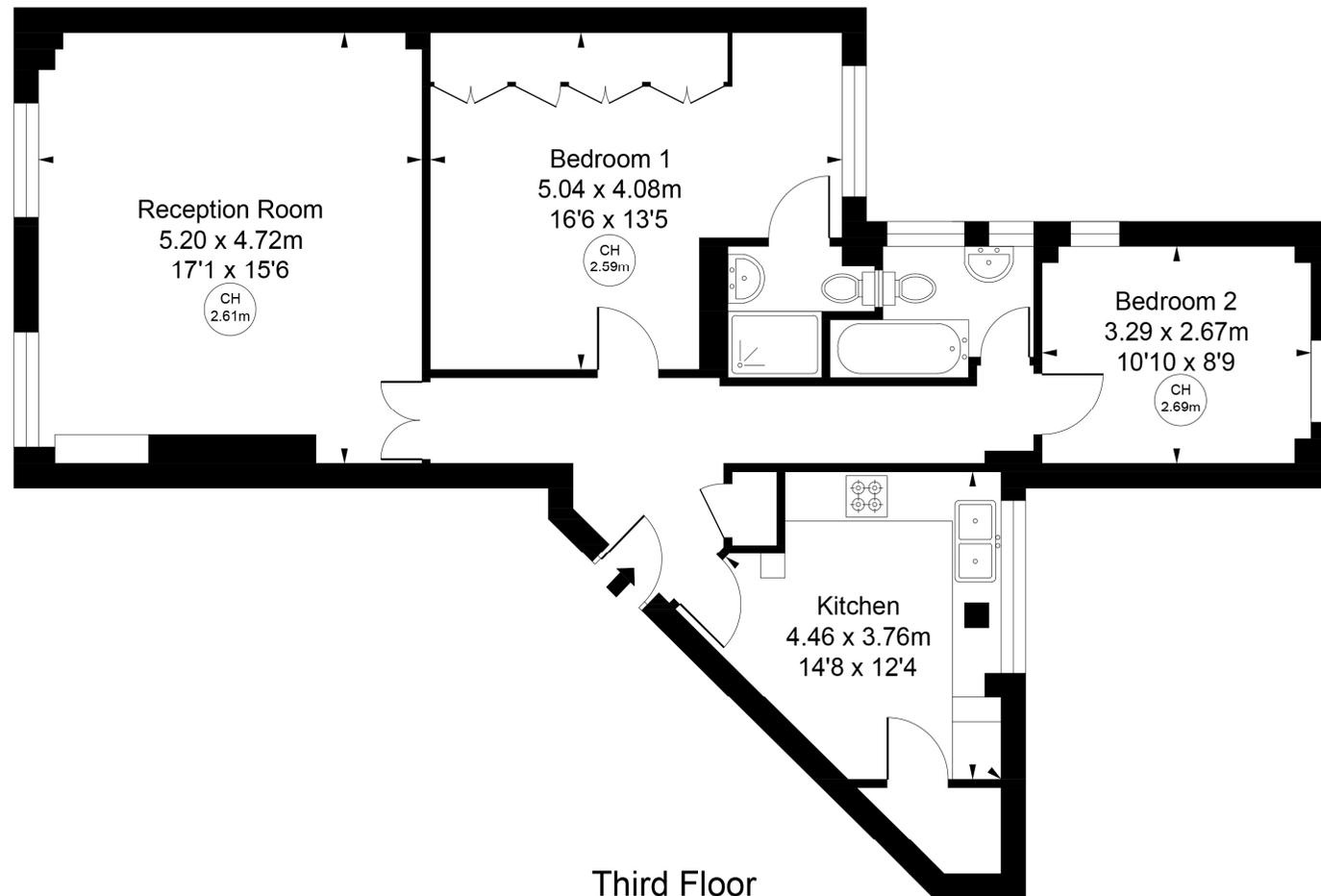


# Kings Court South, Chelsea Manor Gardens, London, SW3

Approximate Gross Internal Area

83.24 sq m / 896 sq ft

( CH = Ceiling Heights )



Third 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.

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