



Milner Street, Chelsea SW3

ASHDOWN MARKS
PROPERTY CONSULTANTS

Milner Street, Chelsea SW3

A centrally located Freehold mixed use building

A rare opportunity to purchase an end of terrace freehold building divided into a ground and lower floor retail unit of approx. 118 sq/m with a two bedroom residential flat with its own entrance situated above.

The commercial unit has been extensively refurbished to include wooden flooring and air conditioning throughout.

Milner Street is located to the west of Cadogan Square and therefore within easy reach of all the excellent facilities for Knightsbridge, South Kensington and Chelsea.

Freehold

Price £3,500,000







- Flat: 1,050 sq.ft / 97 sq.m
- Retail: 1,274 sq.ft / 118 sq.m
- EPC Flat: Rating C
- Council Tax: Band G
- EPC Retail: Rating C
- Retail : Class E use



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■ Approximate Gross Internal Area
216.59 sq m / 2,331 sq ft

■ Bin Store
2.53 sq m / 27 sq ft

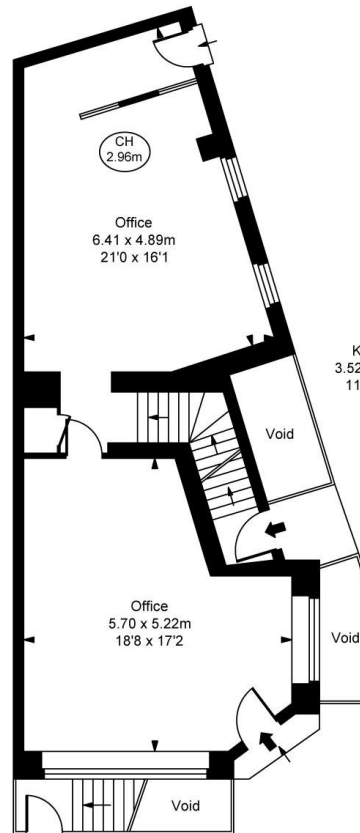
Total Areas Shown On Plan
219.12 sq m / 2,359 sq ft

(Including restricted height
under 1.5m □ = □)

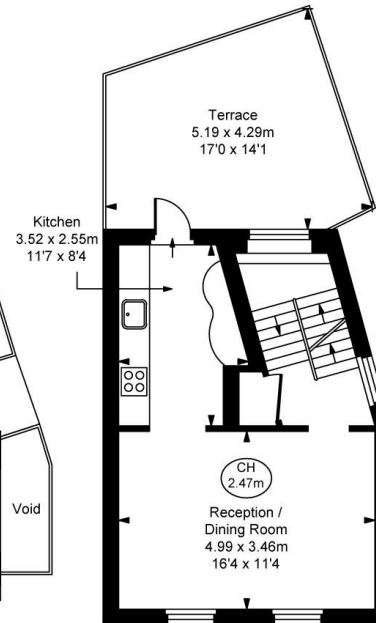
(CH = Ceiling Heights)



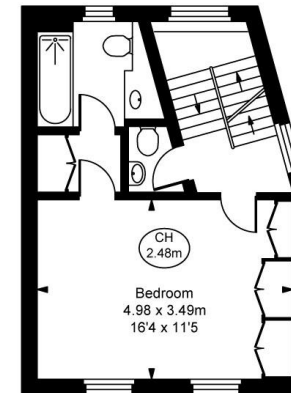
Lower Ground Floor
Approximate Gross Internal Area
59.01 sq m / 635 sq ft



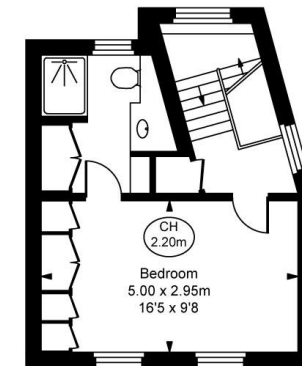
Ground Floor
Approximate Gross Internal Area
61.98 sq m / 667 sq ft



First Floor
Approximate Gross Internal Area
33.42 sq m / 360 sq ft



Second Floor
Approximate Gross Internal Area
33.15 sq m / 357 sq ft



Third Floor
Approximate Gross Internal Area
29.03 sq m / 312 sq ft

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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