



Lucas House, Coleridge Gardens, SW10

**JOWEBSTER**



# Lucas House, Coleridge Gardens, SW10

A bright one bedroom apartment located within within the gated and secure development of Kings Chelsea. Located on the second floor of Lucas House with a generously sized open plan reception room and kitchen, this property would make a fantastic home, investment or pied-e terre.

Kings Chelsea is a much sought-after development benefiting from 24 hour security and concierge services, leisure centre and indoor swimming pool, as well as landscaped gardens, a tennis court and underground car parking.

The development is ideally located between Fulham Road and Kings Roads in Chelsea, with numerous shops and restaurants, as well as rail, bus and river boat transport links within walking distance.

## Property Attributes

- One Bedroom
- Reception Room
- Kitchen
- Bathroom
- 24 hour Security & Concierge
- Swimming Pool & Leisure Facilities
- Tennis Court
- Landscaped Gardens
- Underground Parking

## Terms

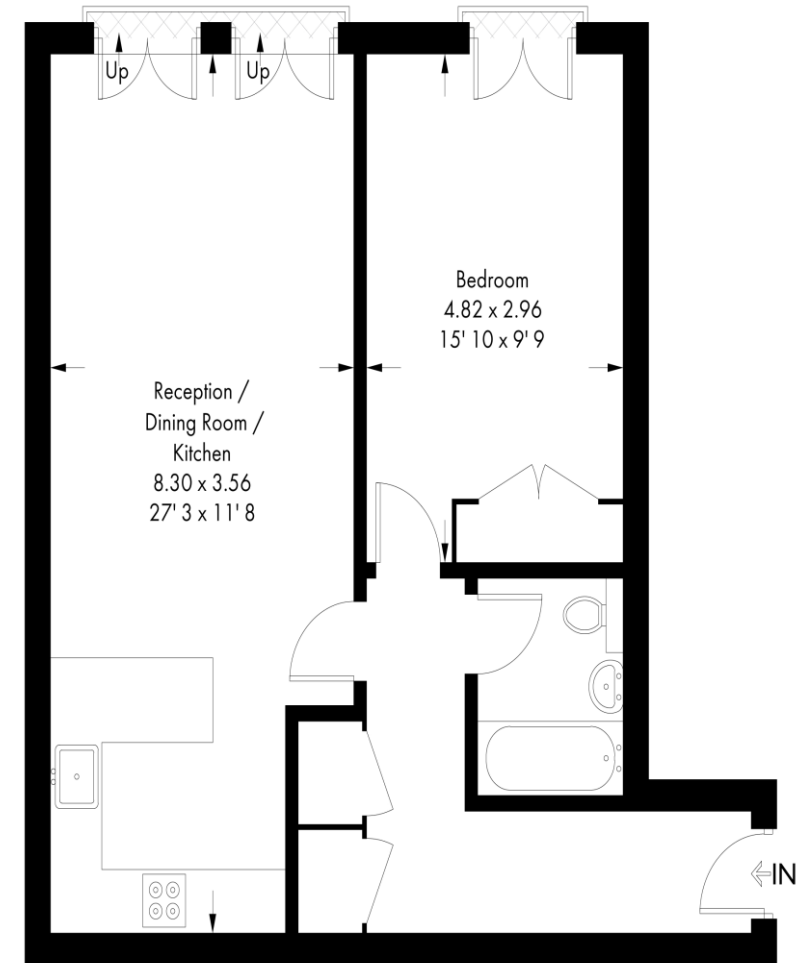
- £725,000
- Leasehold (999 Years from January 2001)
- Royal Borough of Kensington & Chelsea
- Estimated Service Charge £6,535.04 pa (2023)
- Estimated Ground Rent £100 pa (2023)
- Council Tax Band F

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### Important Notice

These sales particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of a contract. We have not carried out a detailed survey nor tested services, appliances or fittings. Purchasers must satisfy themselves by inspection or otherwise.

Lucas House  
Approximate Gross Internal Area = 624 sq ft / 58 sq m



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.