



40 Chester Square, LONDON SW1W 9HT

£2,550,000





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Arranged on the 3rd floor of a post war apartment building this flat extends to 1837 sq ft and is now in need of modernisation. Situated within a well-regarded purpose-built block (with lift) on one of London's most prestigious garden squares, the flat is bright and enjoys a triple aspect and views over St Michael's Church. The accommodation is well laid out with well proportioned rooms, three bedrooms, three bathrooms, a large reception room and a separate large dining room, and a fitted kitchen. The building benefits from a porter, passenger lift and a service lift. The flat includes a designated parking space in a secure garage beneath the building, along with a storage room.

## Description

40 Chester Square is a purpose-built post war building near the extensive shopping and restaurants of Elizabeth Street with both Sloane Square (approx. 600m) and Victoria Station (approx. 0.3miles) with an express link to Gatwick Airport within a short walk. The flat is held on a lease expiring 26th September 2057 with approx. 32 years unexpired. The lease is a qualifying lease for the purposes of the Leasehold Reform Housing and Urban Development Act 1993 (as amended) and, as such, we understand that the buyer will be able to claim a 90 year lease extension subject to a premium. Further details are available from Aylesford & Co. Interested parties should take their own independent legal advice.

## Situation

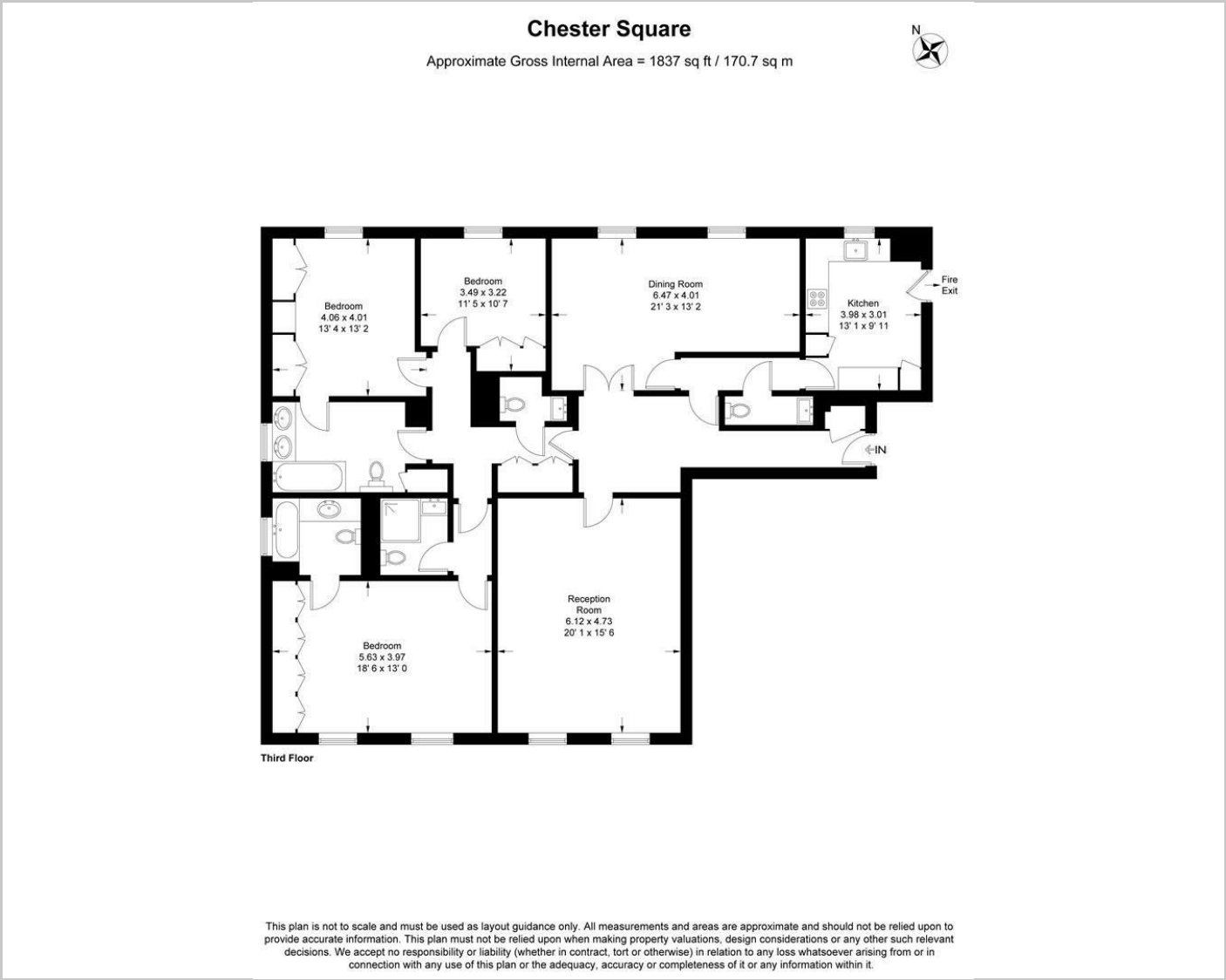
- Entrance Hall
- Drawing Room
- Dining Room
- Kitchen
- Three bedrooms
- Three bathrooms
- Lift
- Concierge/Porter
- Storage Room & Garage

Council Tax Band: H

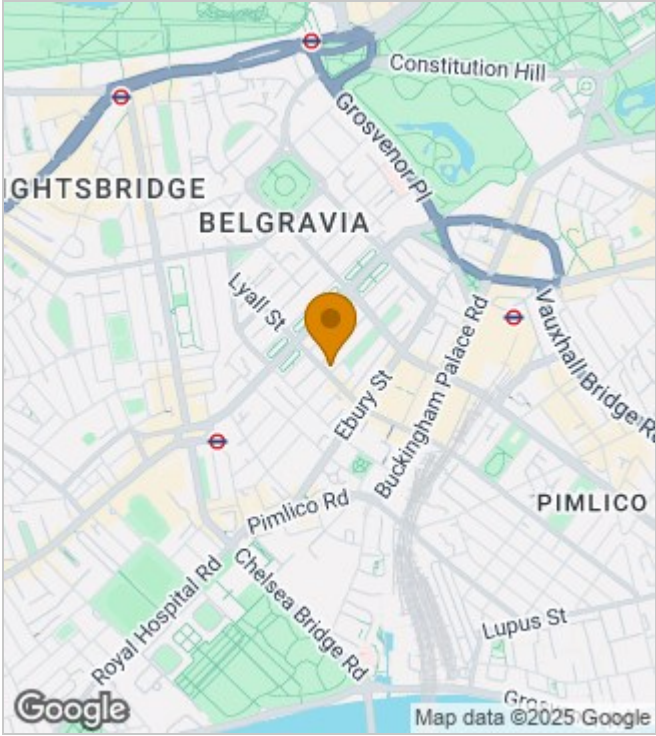
Lease: 32 years remaining

Annual Service Charge: £8,942.56

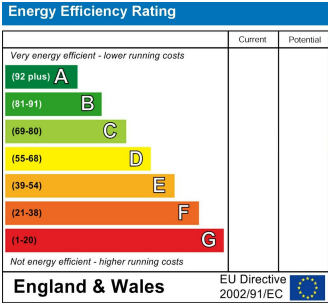
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.