



## **RUSSELL SIMPSON**

A newly renovated two-bedroom  
flat, in the central section of  
Cranmer Court

WHITEHEADS GROVE  
CHELSEA SW3

# Whiteheads Grove

# Sold

BEDROOMS 2	INTERNAL 1,114 SQ FT	OUTDOOR —	COUNCIL —
BATHROOMS 1	103 SQM	EPC C	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 118 YEARS	GROUND RENT —	SERVICE CHARGE £9,897 P/Y



## The Property

The kitchen is well appointed and includes a utility area, as well as a separate entrance, from the main entrance hall. The large west facing reception room/dining room is extremely light and bright, and offers ample entertaining space.

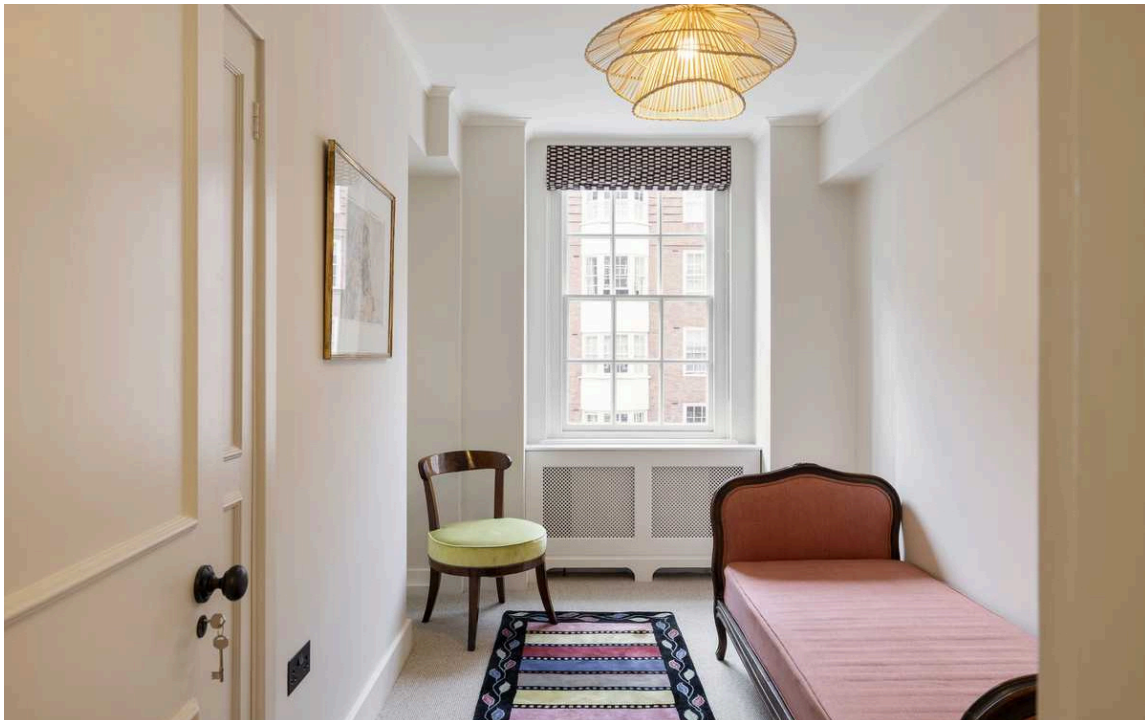






## The Bedrooms

Within this flat, there are two good-sized bedrooms with built-in storage and a family bathroom, alongside a separate guest loo. On the title of the flat is a separate storage room on the 9th floor and there is the option to purchase a parking space situated in Byron Court.





## The Neighbourhood

Cranmer Court is an extremely well-run building, just off Sloane Avenue benefitting from both a lift and 24-hour porter. Situated to the north of the King's Road, you are a five minute walk from Sloane Square Underground Station and a stone's throw from the shops, bars and restaurants on the King's Road.

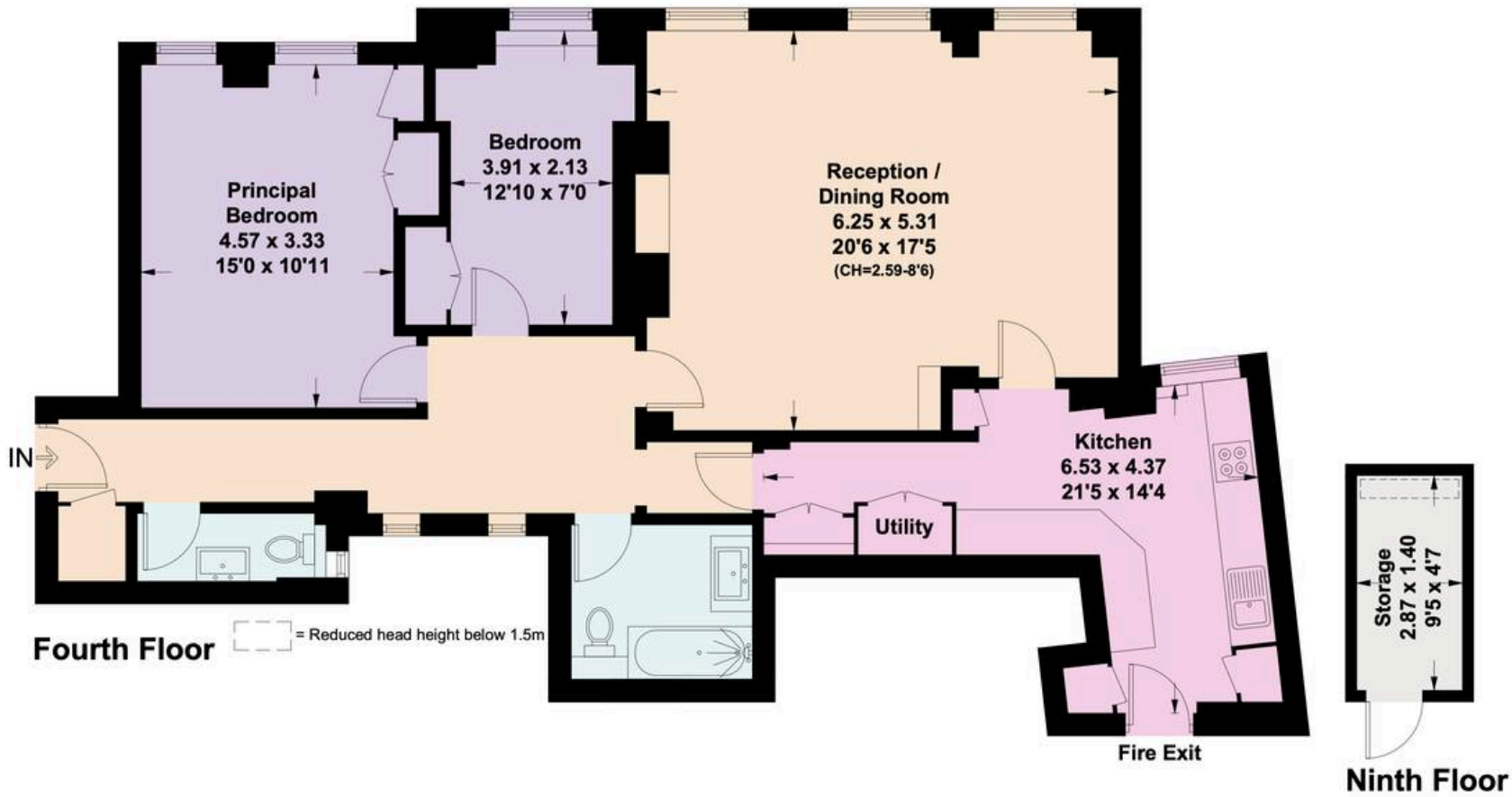
# Cranmer Court, SW3

Approximate Floor Area = 103.5 sq m / 1114 sq ft

Storage = 4 sq m / 43 sq ft

Total = 107.5 sq m / 1157 sq ft

Including Limited Use Area (1.3 sq m / 14 sq ft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID916163)

**RUSSELL  
SIMPSON**

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