

## Cranmer Court, Whiteheads Grove, SW3



An immaculate and brand newly refurbished, interior designed and built to a high specification 700 Square ft bright ground floor flat with ample storage, set in this prestigious Cranmer Court in the heart of Chelsea SW3, with 24 hour portage, concierge, communal gardens around the block and occasional off-street parking. The flat has many windows throughout and is quiet. Ideally situated between Chelsea Green and Sloane Avenue, and close to Sloane Square, Kings Road, and South Kensington. Perfectly located near the fabulous designer shops, restaurants, cafes and the wonderful Peter Jones and Luxury superstore Harrods department stores are also nearby. There are a number of excellent schools in the area. This is the perfect investment opportunity or London pied-a-terre. Entrance Hall with LED lights and large storage cupboard-Large double bedroom with built in wardrobe, TV and LED lights-immaculate Bathroom with Hansgrohe taps and Villeroy and Boch toilet and LED lights-Spacious Reception/Dining room with electric Fire place, TV and LED lights-Eat-in kitchen with LED lights and large storage cupboard-Share of Freehold-24 hour Porterage-Lift-Communal gardens areas-New plumbing system which is fully connected to the buildings new upgraded plumbing system. The flat sits between two tube stations, Sloane Square (District & Circle line) and South Kensington (Piccadilly District & Circle Lines).

Price £1,200,000 stc

Share of Freehold

2 Eaton Gate, Belgravia, London, SW1W 9BJ

Mob: 0788 770 3777

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#### Disclaimer for floor plan

All measurements are approximate and for illustration purposes only.

Note: Under section 21 of Estate Agents Act 1979, we disclose that the vendor of this property is either an Estate Agent, an associate of or relative of an Estate Agent, or a director of an Estate Agent.

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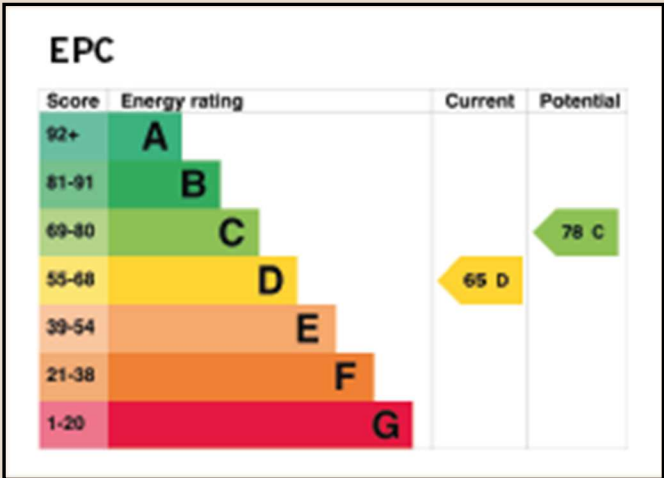
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**Price:** £1,200,000 stc  
**Tenure:** Share of freehold  
**Service charges:** From 1/04/2024 to 30/09/2024 - £3,267.66 includes heating and hot water and reserve funds - Paid twice a year – once every six months

## EPC



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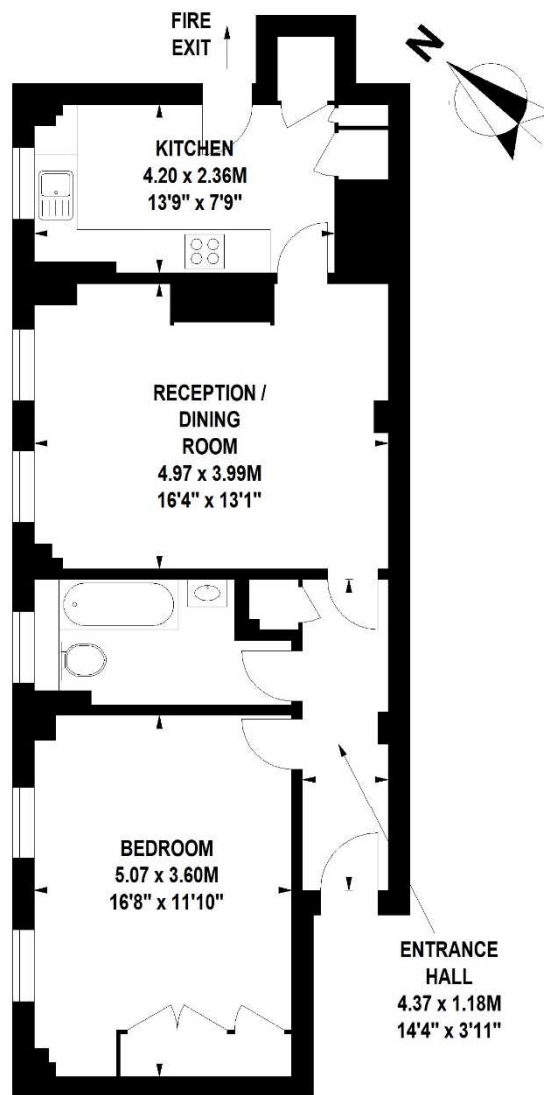
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## FLOOR PLAN

### Cranmer Court, Whiteheads Grove, SW3

Approximate Gross Internal Area 65 sq m / 700 sq ft



### Ground Floor

Floor Plan produced by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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