



Sydney Close, South Kensington, SW3

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## Sydney Close, South Kensington, SW3

An artist's studio house on a renewable  
\*SHORT c. 22 YR LEASEHOLD\* in a  
picture perfect cul-de-sac

1 Bedroom | 1 Bathroom | Off street parking  
House | Vaulted ceilings | EPC Rating TBC

**\*\* Short Leasehold c. 22 years remaining \*\***  
**\*\* END USERS CONNECTED TO THE ARTS/  
DESIGN ONLY \*\***

Found on this incredibly quiet private cul-de-sac tucked away behind the Fulham Road, this beautiful south west facing cottage style artist's studio enjoys vaulted ceilings with new roof and new glass skylight, a large rostrum working area/sitting area, working fire place, mezzanine level en suite bedroom area with study, and laundry area with washing machine and dryer. There is significant built in storage, underfloor heating in tiled areas, Vaillant boiler and radiators. It benefits from off street parking with barrier entry. It has been suggested that the freehold may be enfranchised or the leasehold interest extended for circa. £792,000. The property Lease is available to any interested party upon request.

**\*\* PRIVATE DUE DILIGENCE FOR THE  
FREEHOLD ENFRANCHISEMENT OR  
EXTENSION OF THE CURRENT LEASEHOLD  
INTEREST IS TO BE CONDUCTED PERSONALLY  
BY ANY INTERESTED PARTY - FIGURES  
SUGGESTED ARE A GUIDE ONLY AND MUST  
NOT BE RELIED UPON \*\***

### Terms

**Tenure:** Leasehold, expires 07/04/2047

**Service Charge:** £6,352 per annum

**Ground Rent:** £3,800 per annum

**Council Tax:** Band F

**Local Authority:** The Royal Borough of  
Kensington and Chelsea

**Asking Price:** £850,000



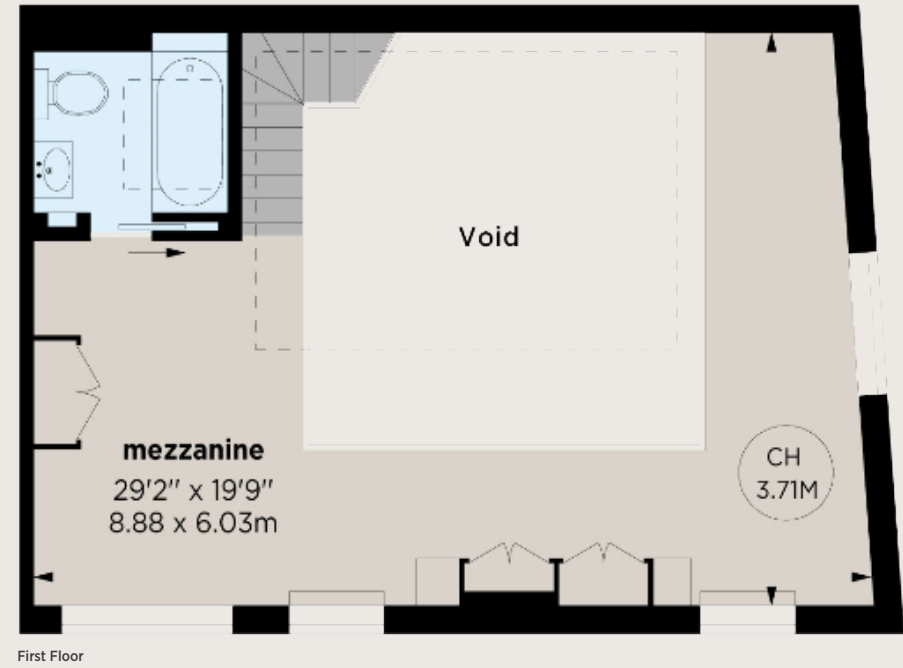
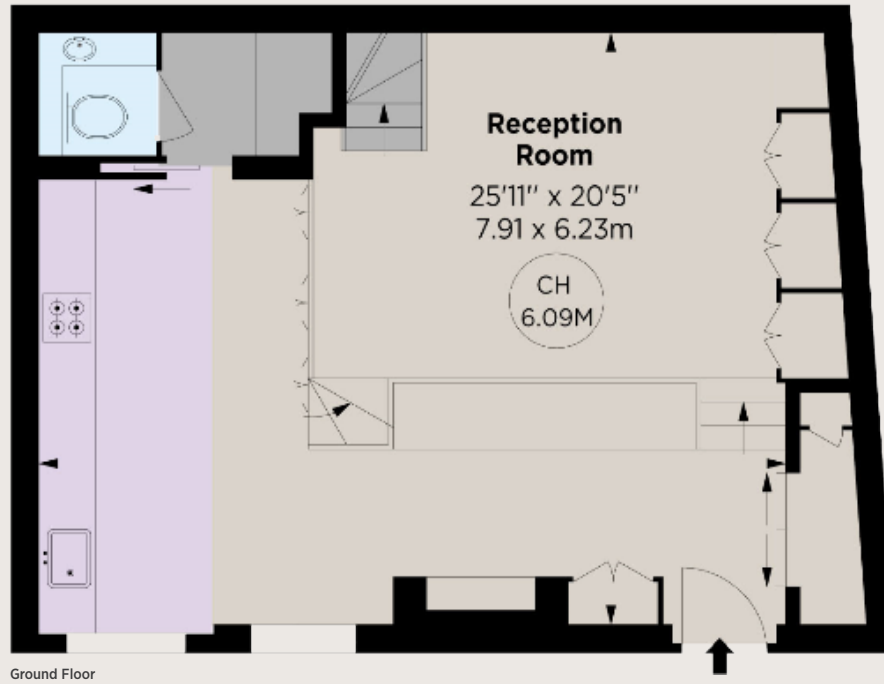






Gross Internal Area 945 sq ft (87.79 sq m) excluding void  
For identification purposes only.

Key :  
CH - Ceiling Height



## South Kensington

90 Old Brompton Road, London, SW7 3LQ

020 7581 7000

southken@struttandparker.com

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