



# Elm Park Road, SW3

£1,500,000

2 bedroom apartment for sale

## Description

A well presented upper floor maisonette situated in a period stucco fronted building on this popular residential street just North of the Kings Road.

NB: As previously furnished

Priced to sell

## Material Information

Council Tax Band: G (The Royal Borough of Kensington and Chelsea)

Tenure: Leasehold (125 years)

Ground Rent: £200 per year



Flat 3,  
34 Elm Park Road, SW3  
Approximate gross internal area  
1,250 sq ft / 117.0 sq m



Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <i>Not energy efficient - higher running costs</i>			
	55	58	
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
	49	50	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Viewing by appointment only  
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