



JOHN COUCH
THE ESTATE AGENT

38A Elbe Street
SW6 2QP
£775,000 Leasehold



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Perfectly located ground floor apartment, its accommodation extending to an enclosed and sheltered private courtyard offering outdoor dining and living space, with two bedrooms, an open reception/kitchen and spacious bathroom

FOR SALE LEASEHOLD

LOCATION

Set within the sought after area of Sands End, this superb location is close to public transport links, the Thames Path, schooling, shops, waterside bars and restaurants, together with a wide array of amenities found on Wandsworth Bridge Road.

INSIDE

Presented with style and tasteful designer touches, the apartment retains enhanced period features, it offers versatile space, currently arranged with bedroom two providing a formal sitting room.

OUTSIDE

Beautiful courtyard garden, with raised border planted with olive trees, agapanthus and hydrangea. It has a built-in seating area, feature lighting and electric point, and is totally enclosed, encompassing the indoor and outdoor areas.

As required by the Estate Agents Act 1979 please note this property is currently part owned by a close relative of the Couch family

KEY FACTS

ACCOMMODATION

Bedroom with feature designed dressing room
Bedroom currently arranged as a formal sitting room
Open plan reception/kitchen continuing to the courtyard garden
Spacious bathroom with bath and separate shower

SQUARE FOOTAGE

66 sq m / 714 sq ft

TENURE

Leasehold, remaining period of 125 year lease from 28 July 1998

COUNCIL TAX BAND

D (Payable 2025/2026 £1451.42)
Hammersmith & Fulham
Residents Parking Permit available (Annual Cost)

SERVICE CHARGE

50/50 basis (Insurance 2025/2026 Approx £350,
Ground Rent £100)

SERVICES

Mains water, gas, electricity and drainage are all connected, subject to the necessary regulations.
New gas fired boiler fitted 2024.

EPC RATING

C

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)

TRANSPORT AND SCHOOLING

NEARBY STATION

Imperial Wharf (Mildmay line) 0.19 miles distant

THAMES BOAT LINK

Uber Boat from Chelsea Harbour Pier 0.4 miles distant

SCHOOLS

Langford Primary School (0.12 miles distant)
Chelsea Academy (0.4 miles distant)

VIEWING BY APPOINTMENT ONLY







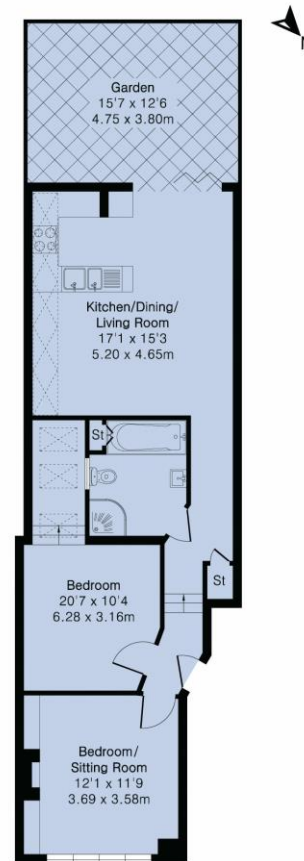




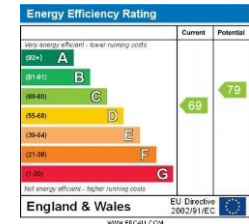




Approximate Gross Internal Area 714 sq ft - 66 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk


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Zoopla rightmove



www.johncouch.co.uk

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