

# Sydney Street

Chelsea SW3



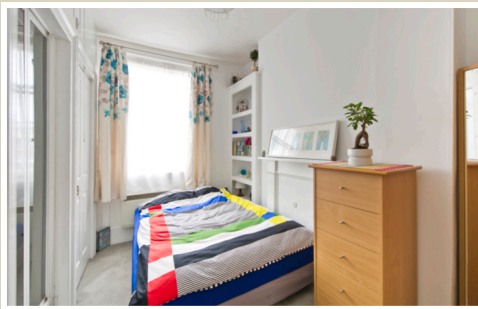
**McKee & Co.**

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**Tenure: Freehold**  
**Price: £2,650,000 Subject to Contract**

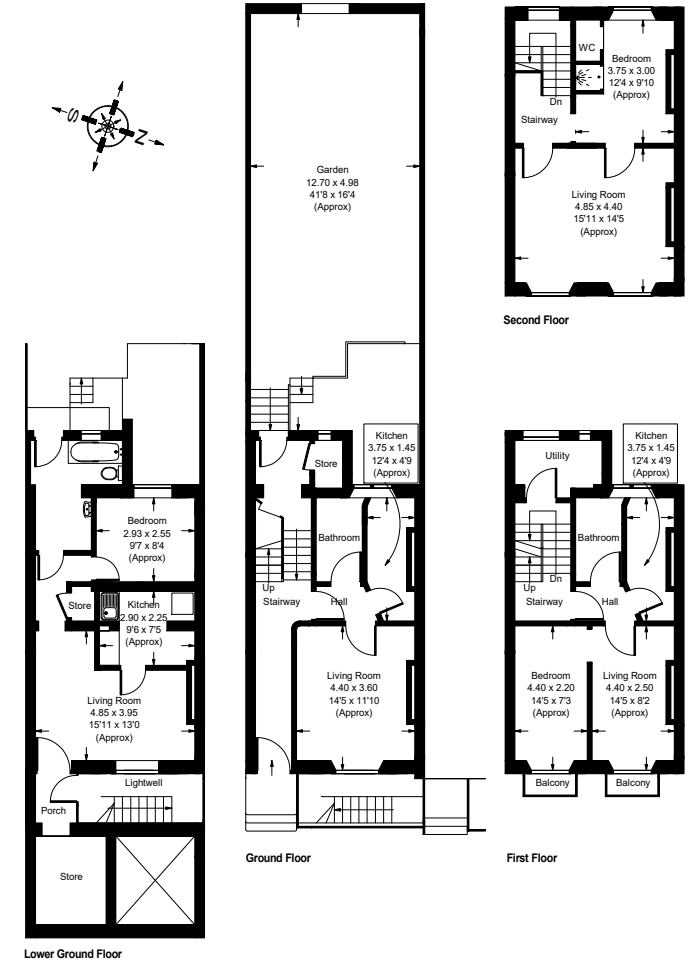
An exciting and rare opportunity to acquire a whole freehold building currently arranged as four flats with potential, subject to gaining appropriate consents, to extend at various levels and/or potentially convert. The property also benefits from an unusually large garden of approx. 41ft./12.5m, with a gate on to Bury Walk.

The flats are a mix of totally unmodernised or partially modernised, so there is great scope to refurbish and improve.

Sydney Street is superbly located for all the excellent shopping, restaurant and transport facilities of South Kensington, Chelsea (King's Road & Fulham Road) & Knightsbridge (Brompton Road & Walton Street).

### Sydney Street, SW3

Approx. Gross Internal Area  
 180.3 sq m / 1941 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

#### IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 3. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. Purchasers must rely on their own enquiries. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. 6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties in relation to this property.

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