



## Flat 6, 39 Tadema Road, London SW10 0PZ

Freehold

£775,000 Subject To Contract

Wonderful mixed use property located within gated mews in Chelsea, SW10. The ground floor is residential and comprises large studio room, with separate galley kitchen and bathroom. The upper two floors are commercial space with storage and one w/c, the top room has wonderful vaulted ceilings. The combined property measures over 1,000 square feet and in addition to an RBKC parking permit you have off street gated parking. There is a Banham alarm and also benefits from air conditioning. Tadema Road is located moments from both the world famous Kings Road and also the Design Centre at Chelsea Harbour. Transport links are found nearby at Fulham Broadway (District Line) and Imperial Wharf (Overground - just 1 stop to Clapham Junction) as well as excellent bus links.

1 X Studio Flat : 1 X Commercial Unit : EPC Rating TBC



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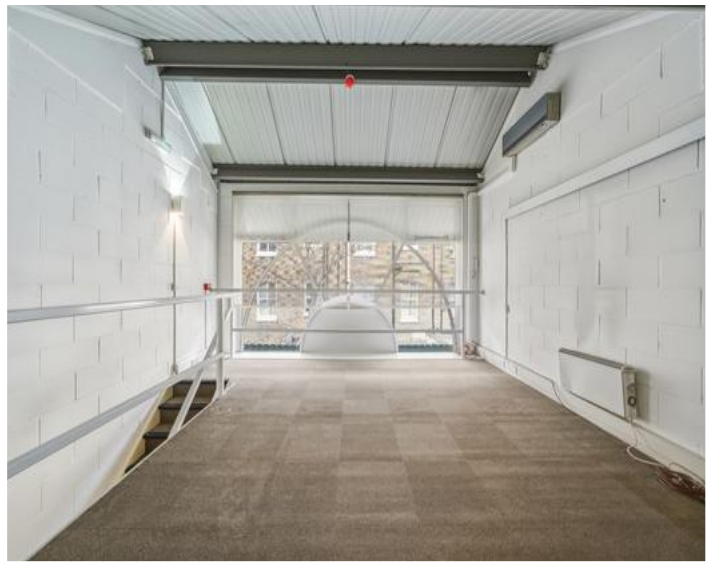
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## Terms and Conditions

<b>Tenure:</b>	Freehold
<b>Service Charge:</b>	£2400.00 p.a
<b>Price:</b>	£775,000 Subject To Contract

### Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or seller(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A buyer should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the property redress scheme which we are a member of.

Tadema Road, SW10

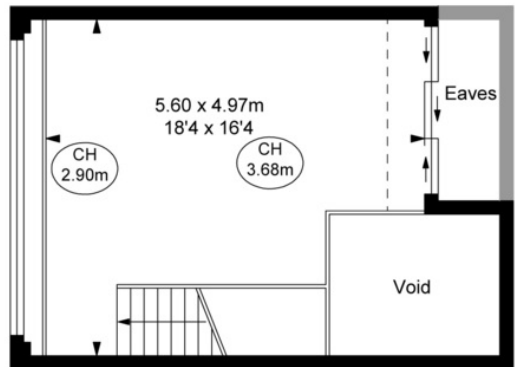
■ Approximate Gross Internal Area  
95.73 sq m / 1,030 sq ft

■ Eaves Storage  
2.44 sq m / 26 sq ft  
(Excluding Void)

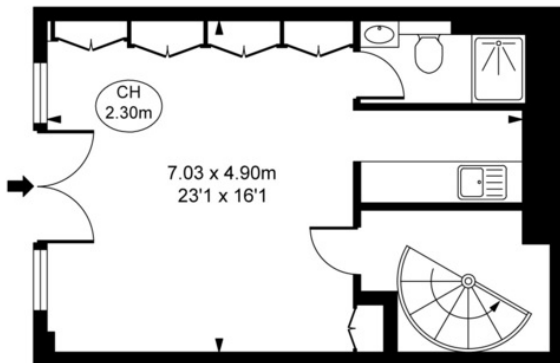
**Total Areas Including Eaves**  
98.17 sq m / 1,057 sq ft

(Including restricted height  
under 1.5m [-----])

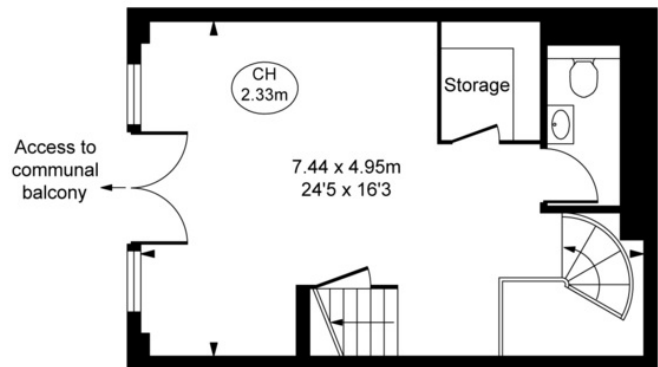
(CH = Ceiling Heights)



Second Floor  
Approximate Gross Internal Area  
24.71 sq m / 266 sq ft



Ground Floor  
Approximate Gross Internal Area  
35.27 sq m / 380 sq ft



First Floor  
Approximate Gross Internal Area  
35.75 sq m / 385 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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