



## PENTHOUSE 2, 21 MANRESA ROAD

SW3 6LZ

AN OUTSTANDING AND UNIQUE LATERAL PENTHOUSE APARTMENT PRESENTED IN IMMACULATE CONDITION PROVIDING INTERNAL LIVING SPACE CIRCA 7,000 SQ FT OVER ONE FLOOR ONLY, PLUS THE BENEFIT OF A LARGE SOUTH/ WEST FACING TERRACE WHICH RUNS Laterally ACROSS THE LENGTH OF THE APARTMENT WITH AN ELECTRIC SUN CANOPY AND OUTDOOR ELECTRIC HEATERS.



In addition, the apartment benefits from two self-contained studio apartments and two lock up garages and three car parking spaces , plus the use of the mature and award winning landscaped garden at the rear of the building which is exclusively used for the residents in the building only.

21 Manresa Road is widely regarded as the most discreet and prestigious residential apartment building in prime Chelsea with only 15 apartments separated over two main entrances. 24 hour concierge, high ranking 24 hour security with 52 cameras, building manager, underground parking with number plate recognition and a full time gardener to maintain the extensive mature garden exclusive to the building. NB: Owners are eligible for RBKC parking permits.







## AMENITIES

- | 24 hour concierge and security
- | 52 estate security cameras and security system in apartment
- | Kaleidoscope Sound System
- | Full air conditioning throughout Underfloor heating
- | Reverse Osmosis drinking water purifier
- | 2 integral lifts
- | 2 lock up garages
- | 2 car parking spaces
- | Use of private garden
- | Car washing facilities, use of estate kitchen & shower for chauffeur







Key :  
CH - Ceiling Height



**APPROX. GROSS INTERNAL AREA**

7,000 SQ FT - 650.36 SQ M

**PENTHOUSE INCLUDING LIFTS & CORRIDOR**

6,631 SQ FT - 616.02 SQ M

**PENTHOUSE**

**LOWER GROUND FLOOR STUDIOS**

612 SQ FT - 56.85 SQ M

**BASEMENT STORAGE/ GARAGE**

542 SQ FT - 50.35 SQ M

**TOTAL AREA INCLUDING LIFTS AND CORRIDOR**

8,155 SQ FT - 757.56 SQ M

**TERMS**

Tenure Share of Freehold

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