



REAL
ESTATE

Kings Road Park, Sands End Lane, London SW6 2FP



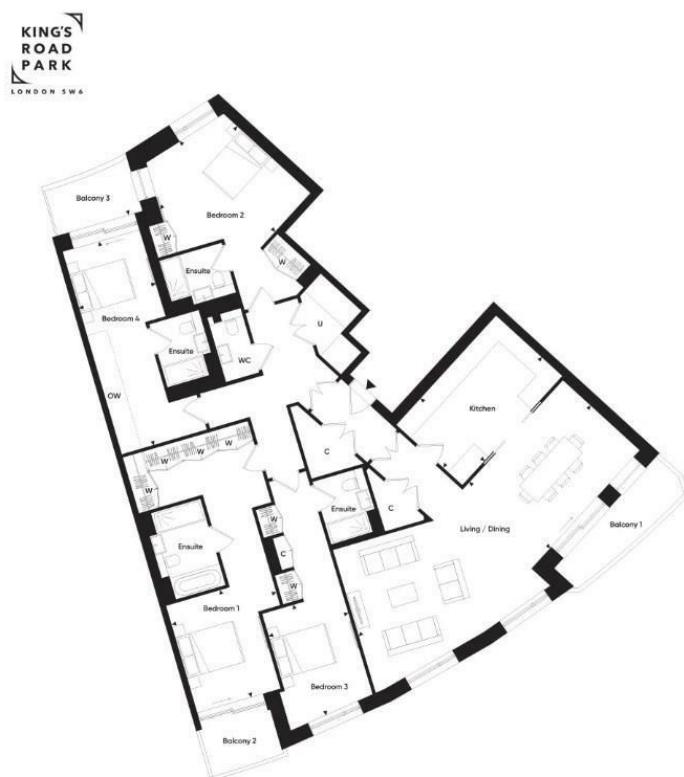
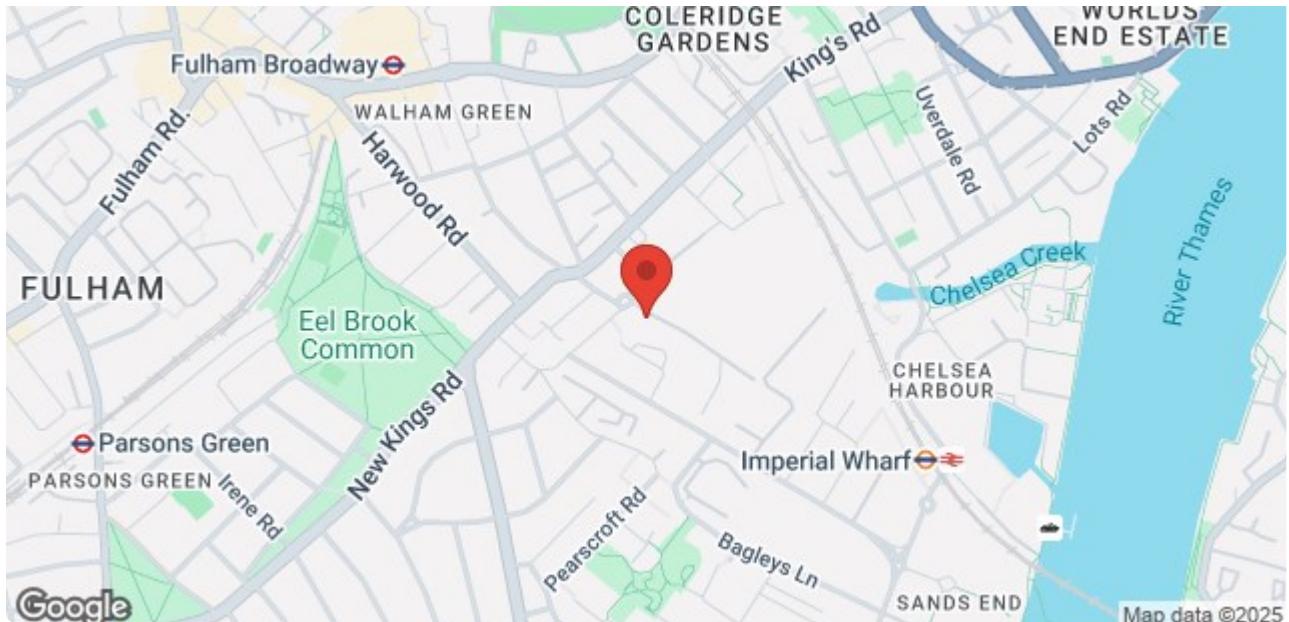
- 60 metres from the Iconic King's Road
- 6 acres of landscaped public and private gardens
- 25m Swimming Pool with Vitality Pool, Sauna & Steam Room
- 24-hour concierge
- Q4 2026
- Zone 2 location
- Residents' lounge Bar, Dining Room & Private Meeting Rooms
- Integrated Miele appliances
- 10-year NHBC Building Warranty

Located within six acres of landscaping including a public park, central square and private residents' gardens. The Atrium is a bespoke members club for the residents of King's Road Park spanning 25,000 sq ft including health and wellbeing, recreational and workspace facilities.

£4,750,000

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King's Road Park, The Charlton - Property G1.4.02.06, Second Floor

Dimensions

Kitchen	2.98m x 4.90m	9' 9" x 16' 1"
Living / Dining	3.44m x 11.07m	11' 4" x 36' 4"
Bedroom 1	3.66m x 3.61m	12' 0" x 11' 10"
Bedroom 2	4.37m x 3.78m	14' 4" x 12' 5"
Bedroom 3	3.80m x 2.73m	12' 6" x 8' 12"
Bedroom 4	7.05m x 2.65m	23' 2" x 8' 8"
Balcony 1 Area	7.1 sq.m	76.4 sq.ft
Balcony 2 Area	4.2 sq.m	45.2 sq.ft
Balcony 3 Area	5.9 sq.m	63.5 sq.ft
Total Area	201.2 sq.m	2,165 sq.ft

Key

C	Cupboard
OW	Optional Wardrobe
U	Utility
W	Wardrobe

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Just moments from the King's Road in central London, This Kings Road Park apartment offers 4 stylish bedrooms with over 2165 sq ft.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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