



FINE & COUNTRY  
JERSEY

# No 10

Garden Lane  
JE2 3YE

£899,000

FC127

SHARE TRANSFER - Share transfer. This unique luxury townhouse is in walk-in condition. It comprises 2 self-contained dwellings (1 whole building) offered for sale together or individually, currently in single ownership. Flat 2 boasts a well-established, lucrative Airbnb business. Rental return for Flat 1 (1 bed) is £1,400 pcm and for Flat 2 (3 bed) £2,500 pcm.

As a family home, Flat 2 is full of ancient character with all mod cons. Redeveloped in 2017 with constant enhancement since, an old Z-frame oak door leads into an original granite hallway with a sweeping staircase. "Skandy style" throughout, with a fitted modern kitchen, living room, 3 double bedrooms and a new bathroom replete with a large wet room, plus large loft and storage.

Flat 1 (currently tenanted) could be an ideal solution for multi-generational living or rental income, within a high-gated, quiet and very private granite enclosure. Flat 1 has a highly functional open-plan kitchen and cosy lounge, a large bright bedroom and bathroom, with full new furniture included in the price of £299,000.

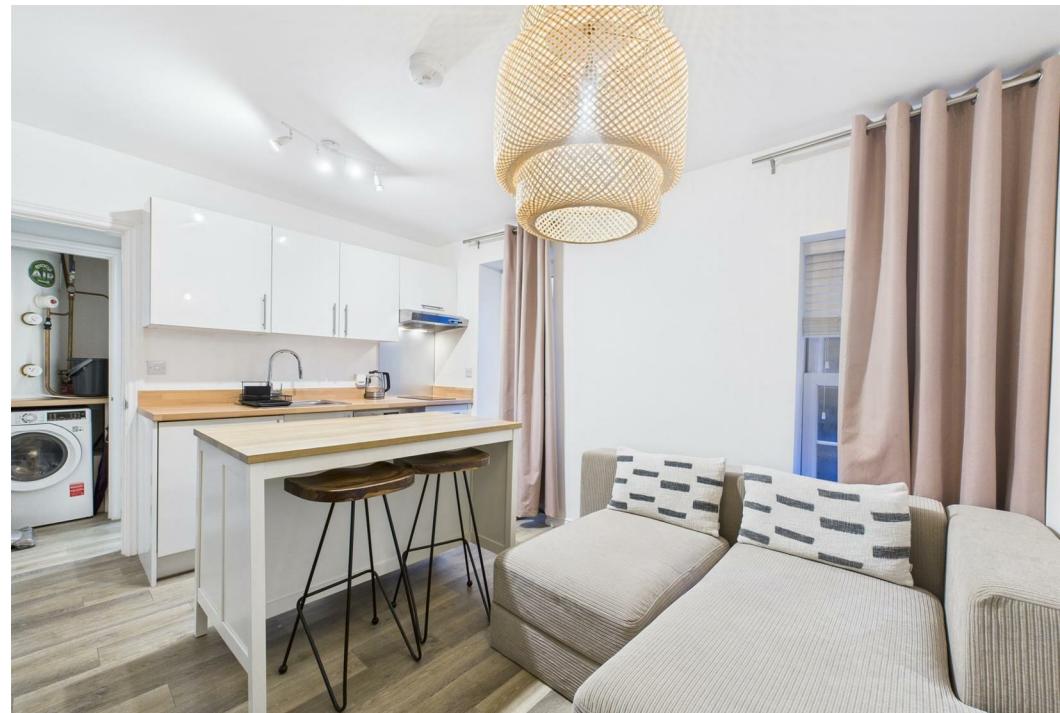
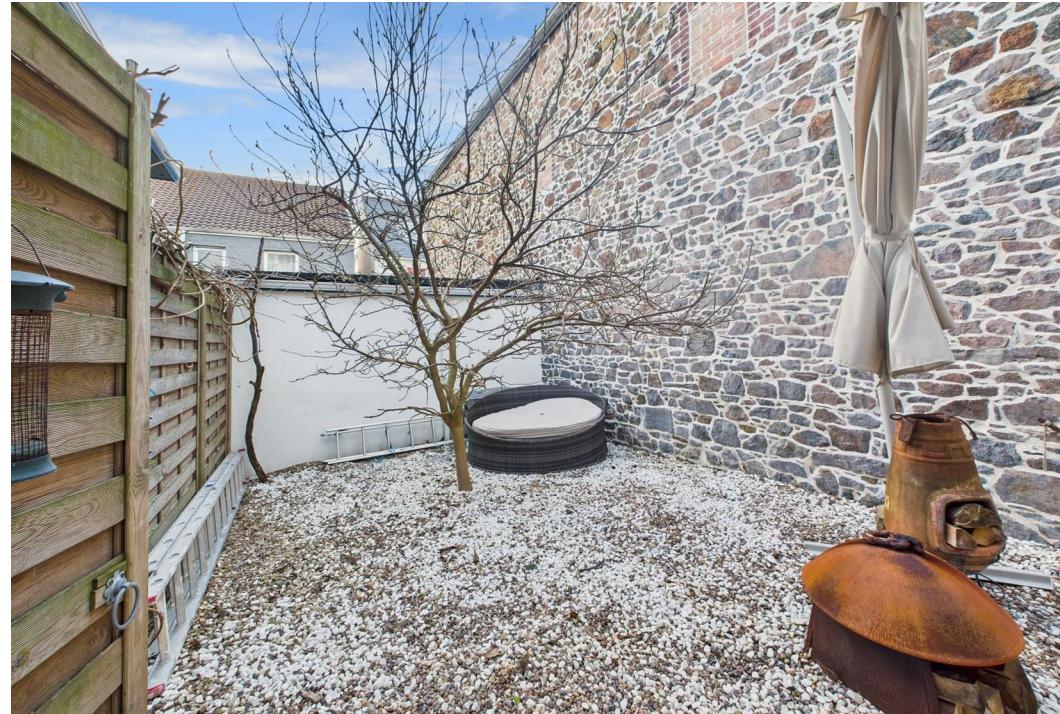
Externally, the property enjoys a lot of seasonal sunshine in a west-facing Japanese garden with established planting, including a mature Magnolia and Wisteria which flower in abundance from spring. With newly lime-repointed granite walls around the garden, it is a quiet and peaceful oasis just 5 minutes from King Street. A must-see experience.

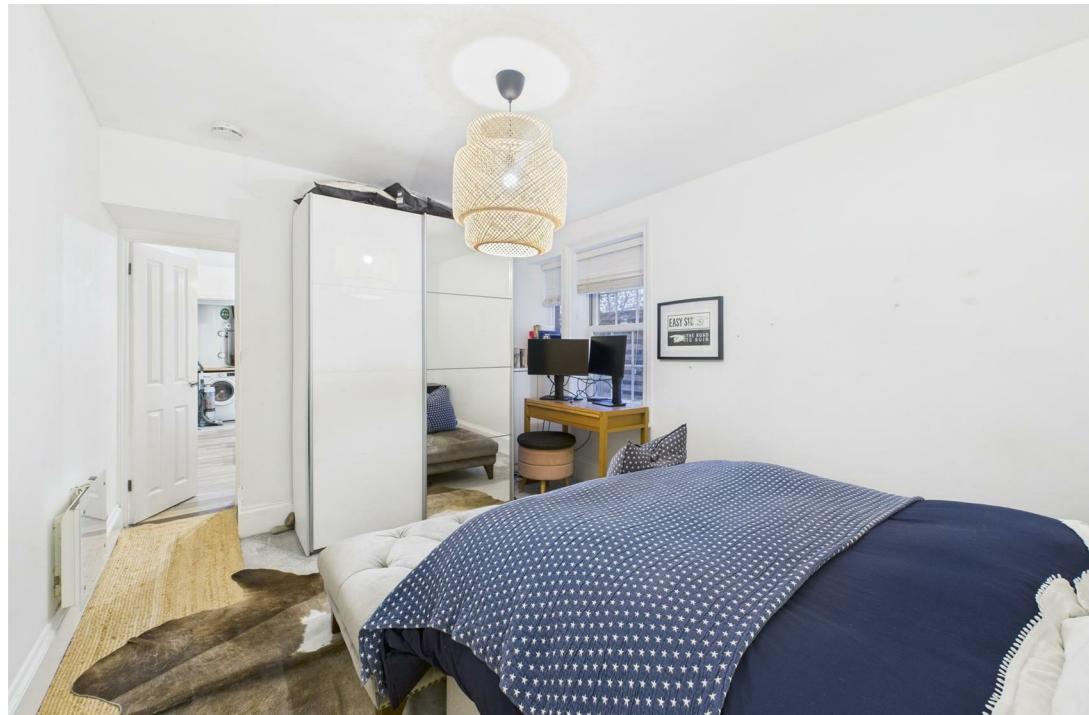
Flat 2 also includes a large single garage. The building, formerly a farrier's workshop, has heaps of unique character with every modern comfort, including a new roof and modern drains. A rare gem of peace and quiet.

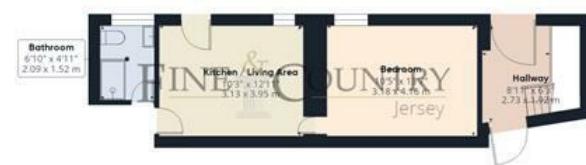












Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1086 ft<sup>2</sup>

100.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Outside

Garage parking for one car

Private enclosed garden

Plans previously passed for extension

## Services

Mains water and drains (new drains in 2019)

Electric heating

Underfloor heating in bathroom

## Directions

Located on Garden lane (no 10)

## Call us on

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**MONEY LAUNDERING REGULATION** - Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.