



SUSAN METCALFE
RESIDENTIAL



OAKLEY STREET, CHELSEA, SW3

£2,650

Bedrooms	6
Bathrooms	6
Furnished	Unfurnished
Availability	Let
Outdoor Space	Roof Terrace
Parking	Residents Permit

IMMACULATE 6 BEDROOM TOWNHOUSE

An impressive and beautifully refurbished 6-bedroom townhouse in the heart of Chelsea. Immaculately presented with wooden floors, high ceiling and period features. Arranged over 5 floors, the property enjoys generous entertaining space with no less than 3 reception rooms, it also benefits from outdoor space with a garden and a roof terrace with spectacular views over London. The whole of the lower ground floor is arranged as a self-contained flat and the house can be let separately from the ground floor up.

Features

Entrance Hall, 3 Reception Rooms, Dining Room, Study, 2 kitchens, 6



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Bedrooms, En-Suite Shower Room, 2 En-Suite Shower Rooms, Bathroom,
Shower Room, Guest Cloakroom, Garden, Roof Terrace, Patio.



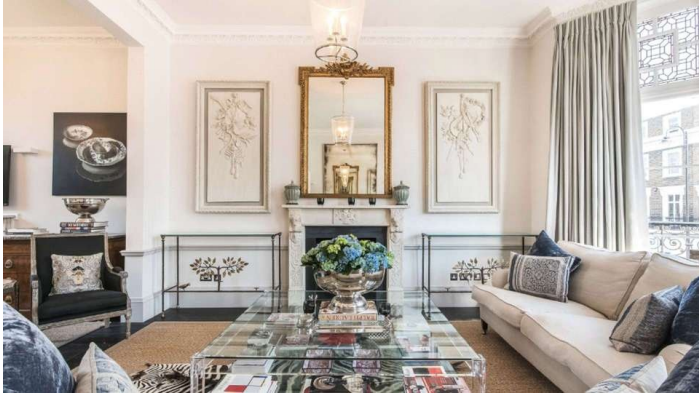
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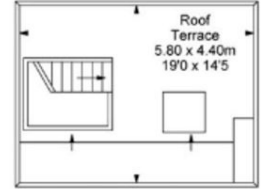


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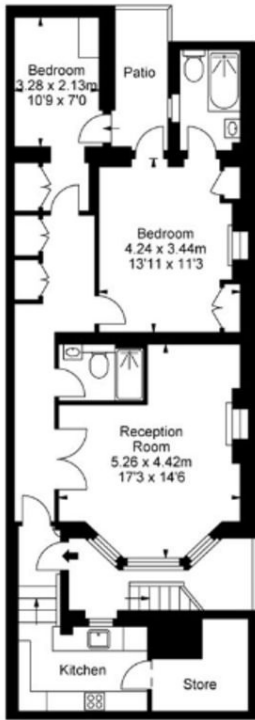
Oakley Street, SW3

Approximate Gross Internal Area
299.86 sq m / 3,228 sq ft

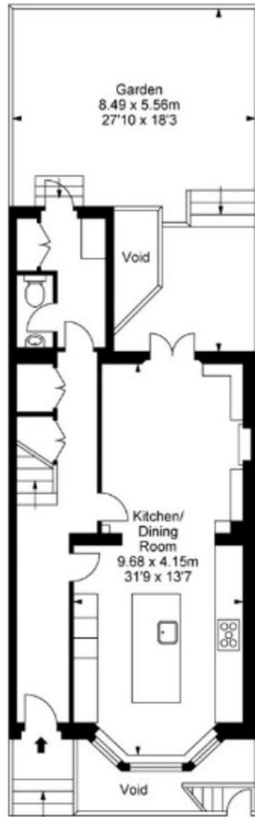
(Including restricted height
under 1.5m (-----))
(CH = Ceiling Heights)



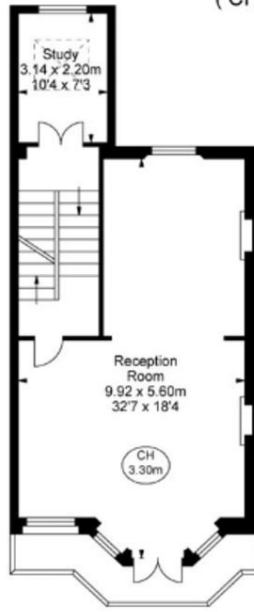
Fourth Floor



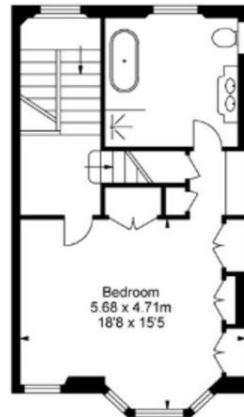
Lower Ground Floor
Approximate Gross Internal Area
77.76 sq m / 837 sq ft



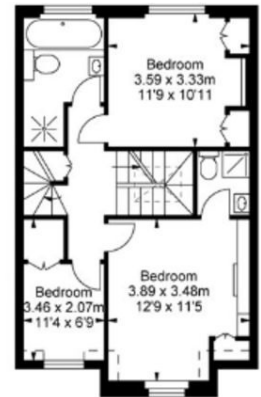
Ground Floor
Approximate Gross Internal Area
59.86 sq m / 644 sq ft



First Floor
Approximate Gross Internal Area
60.54 sq m / 652 sq ft



Second Floor
Approximate Gross Internal Area
52.37 sq m / 564 sq ft



Third Floor
Approximate Gross Internal Area
49.33 sq m / 531 sq ft

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Image 25/25

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C	78	78	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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INFORMATION FOR TENANTS

After an offer is accepted by the Landlord, which is subject to contract and acceptable references, the first rent and a deposit are payable in advance. Any rent advertised is pure rent.

IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.



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