



SUSAN METCALFE  
RESIDENTIAL



## Edith Grove, Chelsea, SW10

£795 per week

<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Furnished</b>	Unfurnished
<b>Availability</b>	22nd July 2024
<b>Outdoor Space</b>	Roof Terrace
<b>Parking</b>	Residents Permit
<b>Council Tax</b>	Council Tax Band: F (RBKC)

### BRIGHT AND SPACIOUS TOP FLOOR MAISONETTE WITH LARGE TERRACE

A bright and spacious top floor maisonette (2nd & 3rd floors) benefiting from an abundance of natural light and a large decked roof terrace to the rear, plus a balcony at the front (leading off the reception room). Presented in excellent condition, the apartment has a large reception room with wood floor and a modern open-plan kitchen with conservatory-style windows. Both bedrooms have integrated floor to ceiling fitted wardrobes providing ample storage. The flat is conveniently located in this ideal Chelsea location just minutes from the Kings Road which boasts many shops, bars and restaurants. 836.8 sq ft

### Features

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

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[info@susanmetcalfe.com](mailto:info@susanmetcalfe.com)





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Entrance, Reception Room/Open Plan Kitchen, Principal Bedroom, En Suite Bathroom, Second Bedroom, Shower Room, Terrace, Balcony.

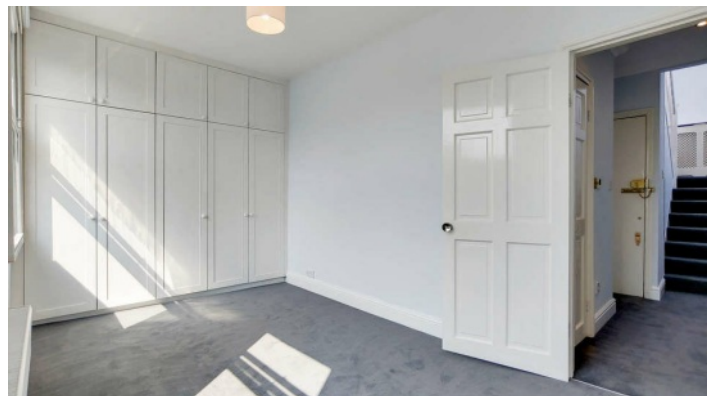


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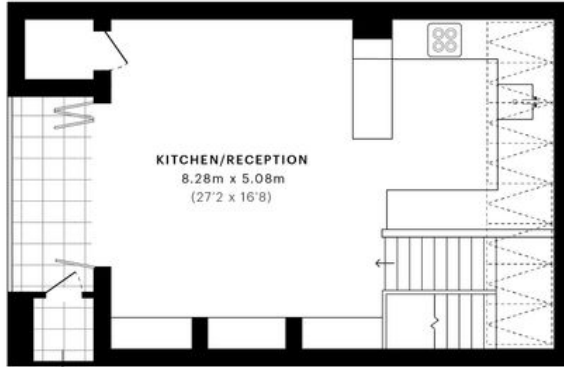


## second floor, SW10

CAPTURE DATE  
27/08/2019

LASER SCAN POINTS  
27,528,132

GROSS INTERNAL AREA  
77.7 Sqm / 836.8 Sqft



**TERRACE 2**  
3.89m x 1.03m  
(12'9 x 3'5)


— Third Floor



— Second Floor

 GROSS INTERNAL AREA  
The footprint of the property  
77.7 Sqm / 836.8 Sqft

 NET AREA (INTERNAL)  
Excludes walls and external features  
70.1 Sqm / 754.6 Sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
31.1 Sqm / 335.0 Sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.

IPMS 3B RESIDENTIAL  
104.1 Sqm / 1120.3 Sqft

IPMS 3C RESIDENTIAL  
101.2 Sqm / 1089.5 Sqft

SPEC ID  
5d5fda5c6abe390a00c80e17



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Vary energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Vary environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	59		77
		00	00
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



### 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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