



TARNBROOK COURT, HOLBEIN PLACE, LONDON SW1

£995 per week

| | |
|----------------------|----------------------|
| Bedrooms | 2 |
| Bathrooms | 2 |
| Furnished | Furnished |
| Availability | 3rd February 2020 |
| Outdoor Space | Communal Gardens |
| Parking | Space |

A modern, first floor 2 bedroom flat in a brilliant location off Sloane Square. Open plan reception and dining room with separate kitchen. Large master suite with excellent storage and ensuite. This building has a live in caretaker. Parking available by Separate negotiation.

Features

2 Bedrooms: 2 Bathrooms (One En Suite): Kitchen: Dining Room/Reception Room: Hallway: Caretaker: Life: Central Location: 925 Sq.Ft/85.9 Sq.M



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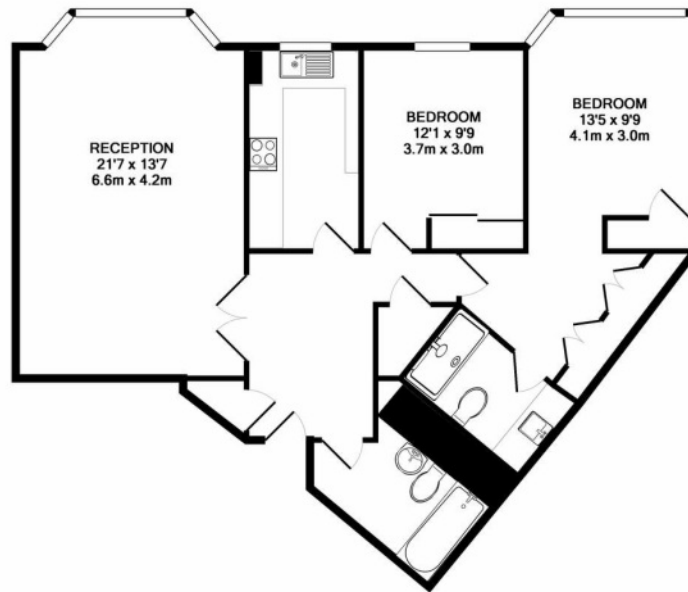


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TOTAL APPROX. FLOOR AREA 925 SQ.FT. (85.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | | Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions | |
| | 78 | 85 | 83 |
| 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.



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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