



SUSAN METCALFE
RESIDENTIAL



REDCLIFFE ROAD, SW10

£2,695 per week

Bedrooms	6
Bathrooms	4
Furnished	Unfurnished
Availability	now
Outdoor Space	Roof Terrace
Parking	Residents Permit

SUPERB CHELSEA HOUSE ON TREE-LINED ROAD

A characterful six bedroom townhouse with plenty of period charm, quietly situated in prime Chelsea. The façade set back from the road boasts sand-coloured brickwork, an attractive full length balcony, cast iron railings and a gate bordering the street with stone steps preceding the raised ground floor entrance. The property has been recently redecorated for the incoming tenants and would make an ideal family home.

The house comprises a lobby with coat cupboard, open kitchen/dining room, family room and additional reception room to the rear. The sprawling space benefits from the full length of the house and an abundance of natural light sources. Above the reception, a mezzanine level provides a playroom/study area and direct access to a private terrace.

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The upper floors offer six bedrooms all with fitted storage, two bathrooms and a further shower room. There is an additional wet room located on the lower ground alongside a utility room. On the first floor half landing, there is an office with fitted desk and filing cabinets leading out onto a beautiful decked terrace adorned with an assortment of potted plants.

Redcliffe Road is a pretty tree-lined street superbly located between Fulham Road and The Boltons; enjoying all the renowned amenities and eateries the area has to offer. Easy transport links can be found from Gloucester Road, South Kensington, Earls Court (Piccadilly, Circle & District lines) and West Brompton (District & Overground lines) stations

Features

Entrance Hall, Reception Room, Kitchen/Dining Room, Master Bedroom With En-Suite Bathroom, 5 Further Bedrooms, Bathroom, 2 Shower Rooms, Utility Room, Study, Balcony, Roof Terrace, Patio Garden



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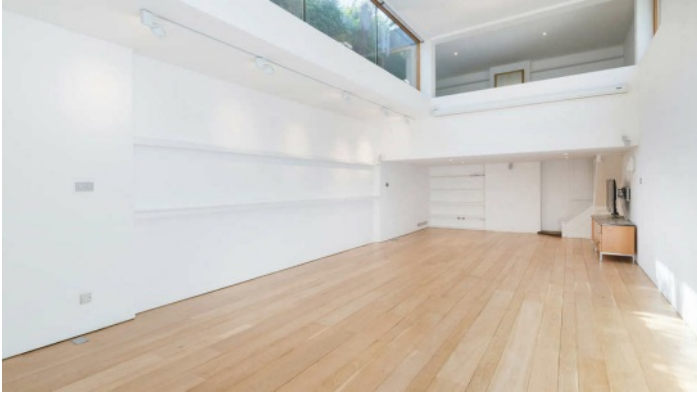
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■ Approximate Gross Internal Area
324.72 sq m / 3,495 sq ft
■ Eaves Storage
12.33 sq m / 133 sq ft

Total Areas Including Eaves
337.05 sq m / 3,628 sq ft
(Excluding Voids)

(Including restricted height
under 1.5m)

(CH = Ceiling Heights)

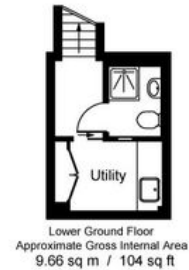
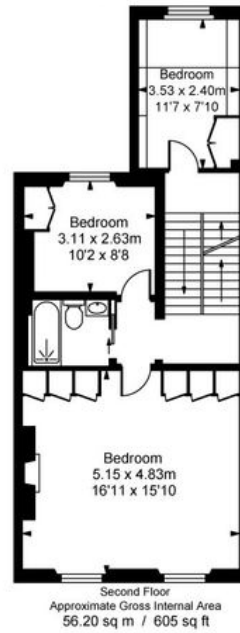
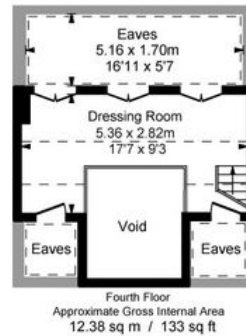
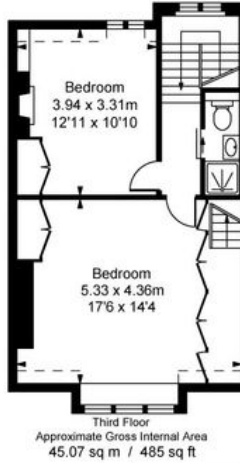
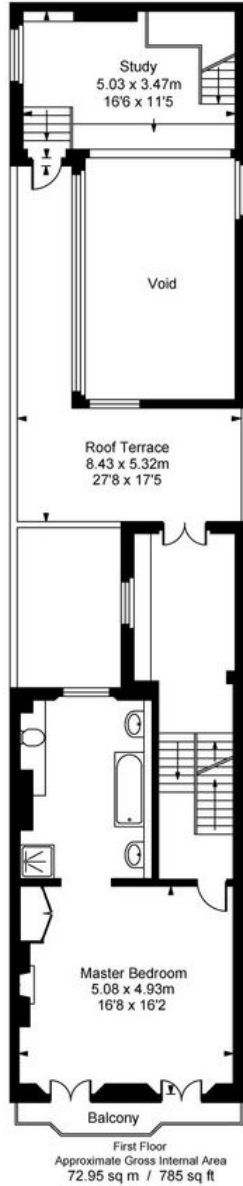
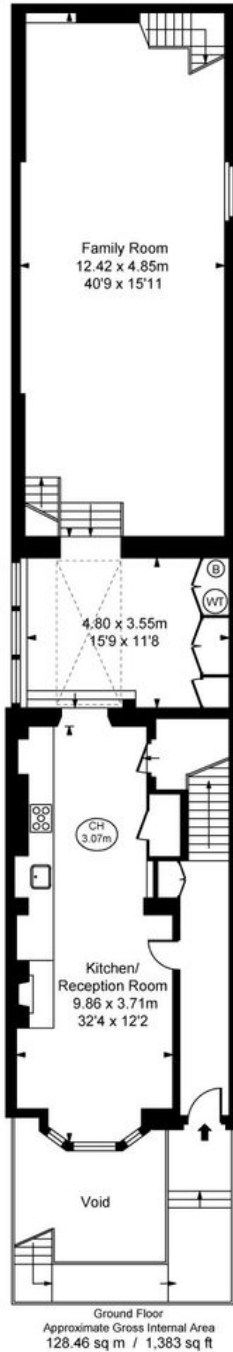


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		(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.



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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