



SUSAN METCALFE
RESIDENTIAL



FRANCIS HOUSE, CHELSEA, SW10

£600 per week

Bedrooms	1
Bathrooms	1
Furnished	Furnished
Availability	Now
Outdoor Space	Communal Gardens
Parking	Underground Car Park

LOVELY ONE BEDROOM IN SOUGHT AFTER GATED DEVELOPMENT IN CHELSEA

This bright and spacious one bedroom flat is located in a prestigious development in Coleridge Gardens, Kings Road. It comprises of a large living space with floor to ceiling windows, a fully-fitted kitchen, modern bathroom and double bedroom and is furnished to a high standard. The flat offers modern living space with ample storage throughout and benefits from 24hr porter, gym, swimming pool, tennis court and beautiful communal gardens. The development is close to Fulham Broadway (District Line), Stamford Bridge and Chelsea and Westminster Hospital. 517 sq.ft. **Property only available for a 12 month rental contract with a 6 month break clause.**



10 HOLLYWOOD ROAD CHELSEA SW10 9HY
020 7581 3349 www.susanmetcalfe.com info@susanmetcalfe.com





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Features

Bedroom, Bathroom, Reception Room, Separate Kitchen, Underground Parking Space, Lift, 24 Hour Porter, Gated Development, Swimming Pool, Gym, Tennis Courts.



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APPROXIMATE INTERNAL (LIVING) FLOOR AREA

517 SQ.FT. / 48.0 SQ.M.



THIRD FLOOR

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This plan is not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements are maximum, and include window bays, and wardrobes where applicable.
This plan has been prepared in accordance with the 'RICS' Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line indicates height at 1.5m, and measurements are shown at floor level.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Vary 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		Vary 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	
	85	88	
			0
			0
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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