



SUSAN METCALFE  
RESIDENTIAL



## MONTPELIER WALK, KNIGHTSBRIDGE, SW7

£1,600 per week

<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Furnished</b>	Unfurnished
<b>Availability</b>	now
<b>Outdoor Space</b>	Terrace
<b>Parking</b>	Residents Permit

### SUPERB FAMILY HOUSE

Newly refurbished and truly charming pink fronted family house situated in the heart of Knightsbridge. The property boasts 4 bedrooms and provides excellent accommodation over 4 floors with natural light and spacious rooms. Montpelier Walk is quietly situated moments from Knightsbridge and is within walking distance of Hyde Park. 1,829 sq ft (170 sq m)

### Features

Entrance Hall, Drawing Room, Fully Fitted Kitchen, Dining Area, Master Bedroom With En-Suite Bathroom, 2 Further Double Bedrooms, Bathroom, Single Bedroom, Study, 2 Terraces.

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

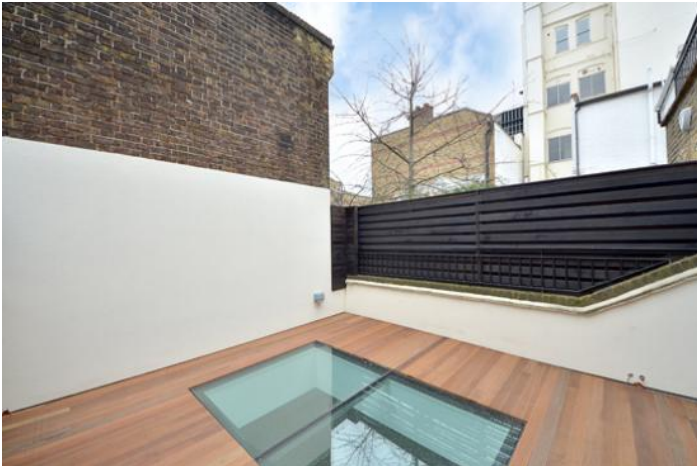
[www.susanmetcalfe.com](http://www.susanmetcalfe.com)

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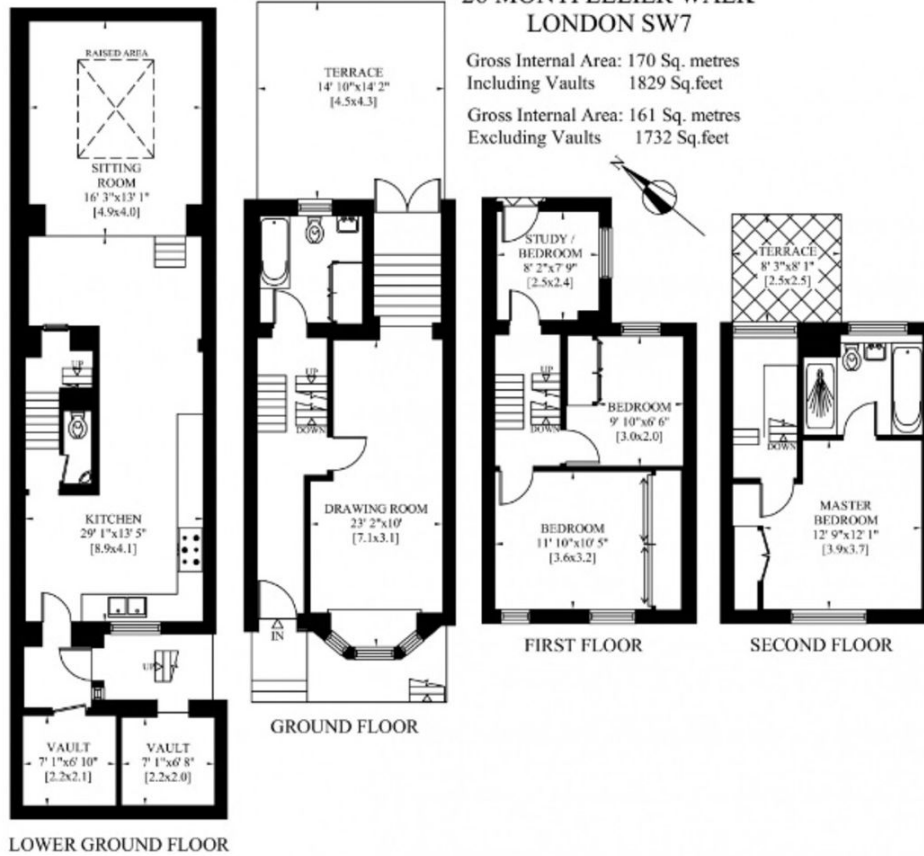




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26 MONTPELLIER WALK  
LONDON SW7

Gross Internal Area: 170 Sq. metres  
Including Vaults 1829 Sq. feet  
Gross Internal Area: 161 Sq. metres  
Excluding Vaults 1732 Sq. feet



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very 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		Very 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	
	71	69	78
<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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