



SUSAN METCALFE
RESIDENTIAL



MONTPELIER WALK, KNIGHTSBRIDGE, SW7

£1,200 per week

Bedrooms	2
Bathrooms	2
Furnished	Furnished/Un Furnished
Availability	now
Outdoor Space	Garden
Parking	Residents Permit

SUPERB 2 BEDROOM HOUSE

This superb house offers excellent accommodation over four floors comprising: spacious reception room, large kitchen/dining room (the kitchen being fully fitted with all machines), two double bedrooms, two bathrooms (both en-suite), cloakroom, paved garden.

The house is quietly situated yet just a short walk from all the amenities and transport links in Knightsbridge and South Kensington.

Features

Reception Room, Kitchen/Dining Room, Two Double Bedrooms, Two En-Suite Bathrooms, Cloakroom, Paved Garden



10 HOLLYWOOD ROAD CHELSEA SW10 9HY
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Montpelier Walk, SW7

Approximate gross internal area
121.27 sq m / 1305 sq ft



Lower Ground Floor
410 sq ft



Second Floor
280 sq ft



Ground Floor
308 sq ft



First Floor
309 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on.
If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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	
	61		80
	84		53
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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