



SUSAN METCALFE
RESIDENTIAL



Albion Gate, Hyde Park, W2

£950 per week

Bedrooms	3
Bathrooms	2
Furnished	Furnished
Availability	10th August 2022
Outdoor Space	None
Parking	Residents Permit

SPACIOUS 3 BEDROOM APARTMENT OVERLOOKING HYDE PARK.

A bright and spacious three-bedroom, two-bathroom apartment situated on the second floor of this elegant and well-maintained 1930's mansion block directly opposite Hyde Park. The apartment benefits from a quiet aspect and comprises three bedrooms, two bathrooms, a bright double reception room, fully fitted kitchen and a guest cloakroom. The apartment is presented in a pristine condition and has new carpets throughout including plenty of built-in storage. Further features include 24-hour portorage and a lift. Albion Gate is situated close to both Marble Arch and Lancaster Gate underground stations and close to the luxury retail and dining quarter of Connaught Village. Council tax band: H (approx £1,732 p.a.)



020 7581 3349

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

www.susanmetcalfe.com

info@susanmetcalfe.com





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Features

Entrance Hall, Reception Room/Dining Room, Fully Fitted Kitchen, Principal Bedroom, 2 Further Bedrooms, En-Suite Bathroom, 2nd Bathroom With Bath And Shower, Guest Cloakroom, Lift, Porter, Heating And Hot Water Included.



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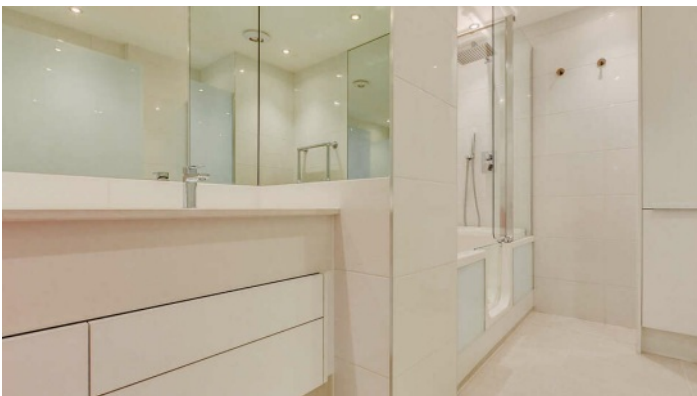
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Approximate gross internal area
121.33 sq m / 1306 sq ft

Key :
CH - Ceiling Height



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 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	
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

79 83

0 0

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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