



## Cranmer Court, Whiteheads Grove, Chelsea, SW3

£875 per week

<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Furnished</b>	Unfurnished
<b>Availability</b>	now
<b>Outdoor Space</b>	Communal Gardens
<b>Parking</b>	Residents Permit
<b>Council Tax</b>	Council Tax Band : G (RBKC)

### VERY SPACIOUS ONE BEDROOM APARTMENT

An especially spacious one-bedroom apartment on the raised ground floor in the impressive and highly desirable residential development in Cranmer Court. The apartment has only just been completely refurbished to a high standard with new light wood flooring and updated paintwork throughout and is presented in an impeccable condition. There is a large modern and fully fitted kitchen with all the appliances with a designated area for a dining table and chairs, a spacious and bright reception room with fireplace, and an extremely generous bedroom with plenty of built in storage and a corner window seating feature. All the windows benefit from additional fully retractable security grilles for added security. The apartment overlooks a pretty and well-maintained internal communal garden. There is a porter on site 24/7

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

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

[info@susanmetcalfe.com](mailto:info@susanmetcalfe.com)





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RESIDENTIAL

## Features

Entrance Hall, Reception Room, Eat-In Kitchen, Double Bedroom,  
Bathroom, 24 Hour Porterage, Communal Gardens.

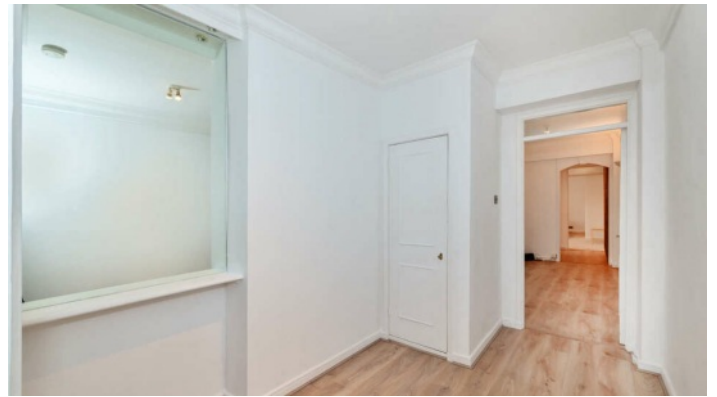


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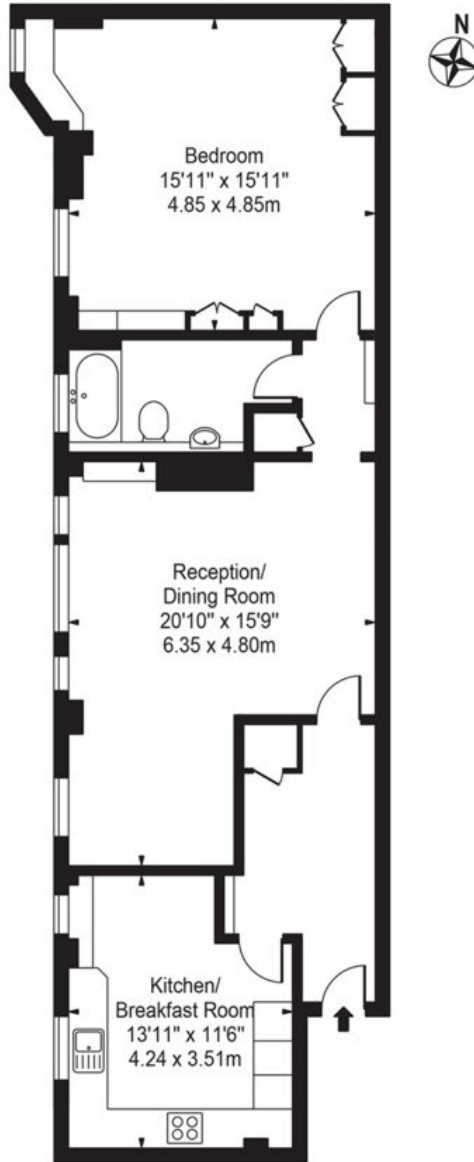




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### Cramner Court

Approx. Gross Internal Area 888 Sq Ft - 82.50 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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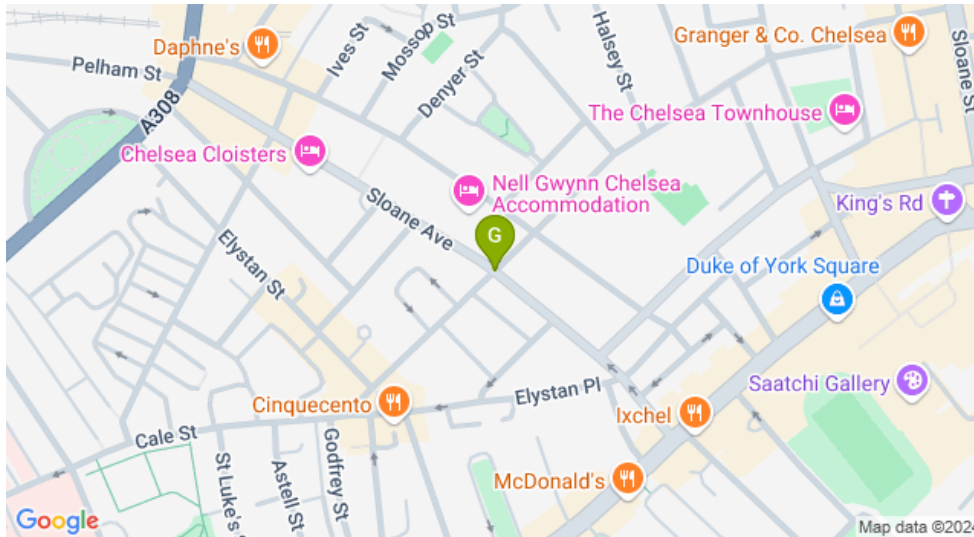


# SUSAN METCALFE RESIDENTIAL

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Vary 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		Vary 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	
	68		79
		0	0
<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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