



## Lucas House, Coleridge Gardens, Chelsea, SW10

£850 per week

<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Furnished</b>	Part Furnished
<b>Availability</b>	now
<b>Outdoor Space</b>	Balcony
<b>Parking</b>	None
<b>Council Tax</b>	Council Tax Band: G (RBKC)

### BEAUTIFULLY PRESENTED 2-BEDROOM APARTMENT

A beautifully presented 2-bedroom apartment on the 3<sup>rd</sup> floor (with lift) in the sought-after private gated residential development in Coleridge Gardens, between the Kings Road and the Fulham Road.

Spanning a generous 813 sq. Ft., the apartment is presented in an immaculate condition and offers generous contemporary living and enjoys stunning un-interrupted views over the perfectly kept communal gardens.

Kings Chelsea residents benefit from 24-hour portorage and security as well as an array of exclusive leisure amenities. Enjoy access to a state-of-the-art gym, refreshing swimming pool, tennis courts, and beautifully landscaped communal gardens that stretch over 7.5 acres. Part-furnished.



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## Features

Entrance Hall, Reception Room, Fully Fitted Kitchen, Principal Bedroom, En-Suite Bathroom, Second Bedroom, Shower Room, Balcony, Lift, On-Site Porter, Communal Gardens, Leisure Center, Swimming Pool, Tennis Court, Gym



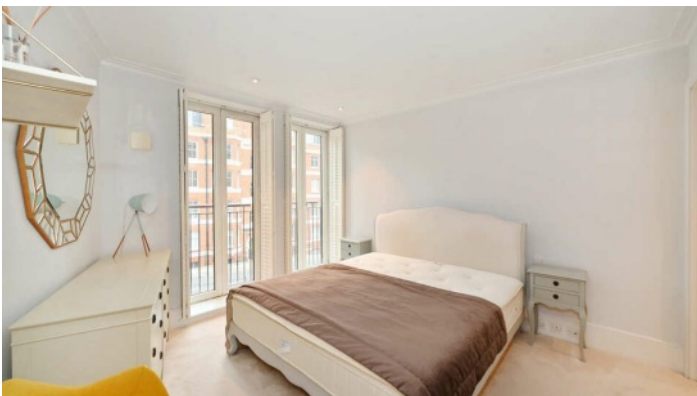
10 HOLLYWOOD ROAD CHELSEA SW10 9HY

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## Lucas House, Kings Road, SW10

Gross internal area (approx.)

76 Sq m (813 Sq ft)

For identification only, Not to Scale



Floor Plan by **capitalgroup** 020 8671 7722



Third Floor

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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	
	79	85	
<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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