



SUSAN METCALFE
RESIDENTIAL



REDCLIFFE ROAD, CHELSEA, SW10

£5,000,000

Bedrooms	5
Bathrooms	4
Surface	3095 sqft
Tenure	Freehold
Outdoor Space	Garden
Parking	Residents Permit

SUPERB FIVE BEDROOM HOUSE

A unique and rare opportunity to acquire this superb house in one of the prettiest streets in Chelsea extending over 3,095 sq.ft.

Redcliffe Road is an extremely popular and highly sought-after cherry tree lined street running north from the Fulham Road and within the Boltons' conservation area.

This excellent family home has many of its original features. In addition, there is superb entertaining space.

A good sized, west-facing, secluded mature stone paved garden with plenty of greenery at the rear of the house provides charming outside space as well as a roof terrace.

The house would benefit from some cosmetic refurbishment and the



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lower ground floor could be made into a self-contained flat.

Features

Entrance Hall, 3 Reception/Dining Rooms, Good Sized Fully Fitted Kitchen, 5 Bedrooms (3 Double And 2 Single), 4 Bathrooms (2 En-Suite), Garden, Roof Terrace.



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Redcliffe Road

Total Area 3095 Sq Ft - 287.53 Sq M

(Including Restricted Height Area & Stores)

Gross Internal Area 3006 Sq Ft - 279.27 Sq M

(Excluding Restricted Height Area & Stores)



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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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	81	England & Wales
			EU Directive 2002/91/EC

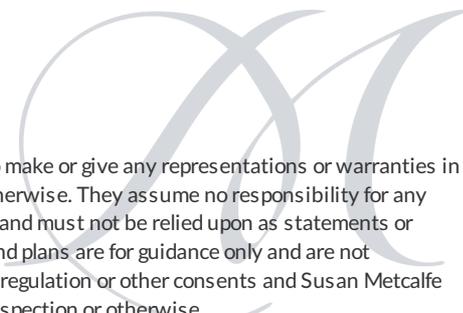
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.

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IMPORTANT NOTICE

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