



SUSAN METCALFE
RESIDENTIAL



WELBECK COURT, ADDISON BRIDGE PLACE, OLYMPIA, W14

£500,000

Bedrooms	2
Bathrooms	1
Surface	525 sqft
Tenure	Leasehold
Service Charge	£5,487
Outdoor Space	Communal Gardens
Parking	Residents

FANTASTIC 2 BED APARTMENT CLOSE TO TUBE

An attractive 5th floor flat (with lift) located in a small period purpose-built block close to Olympia. Comprising 2 double bedrooms, spacious living area and plenty of light. The block is located close to all necessary amenities and a short walk to the station where you can easily travel into central London. It also has a back entrance leading on to Avonmore Road and a communal garden.



10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

www.susanmetcalfe.com

info@susanmetcalfe.com



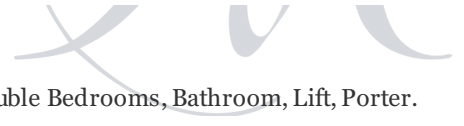


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Permit

Features

Reception Room, Kitchen, 2 Double Bedrooms, Bathroom, Lift, Porter.



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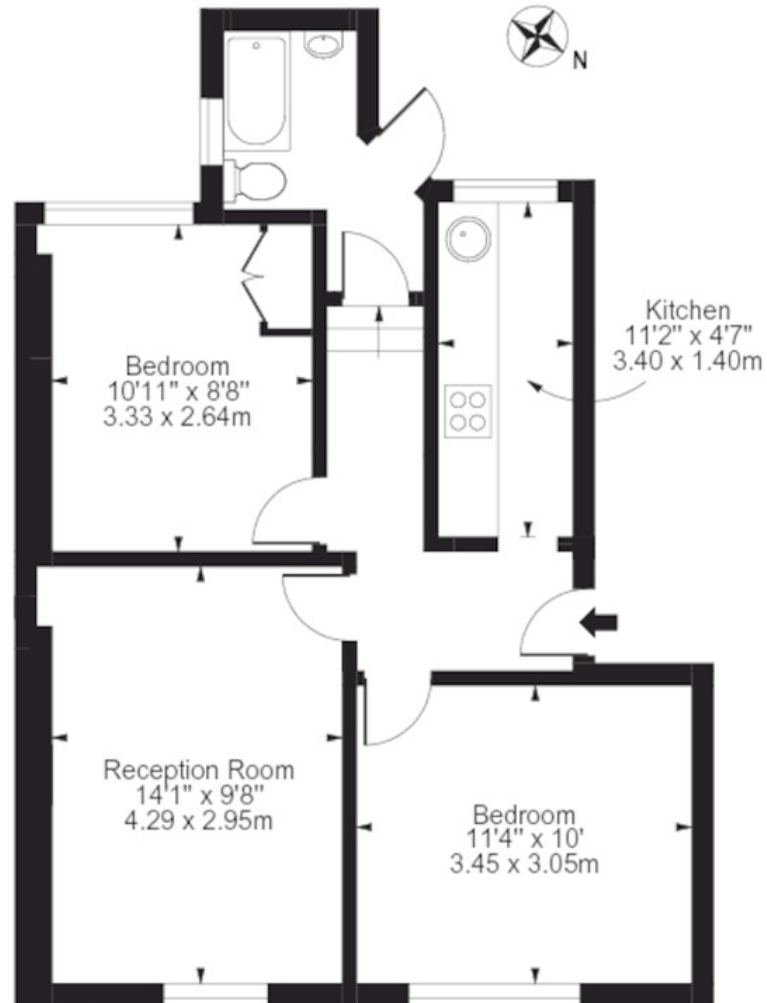




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Welbeck Court, Addison Park Road

Approx. Gross Internal Area 525 Sq Ft - 48.77 Sq M



Fifth 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>
(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	50	51	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

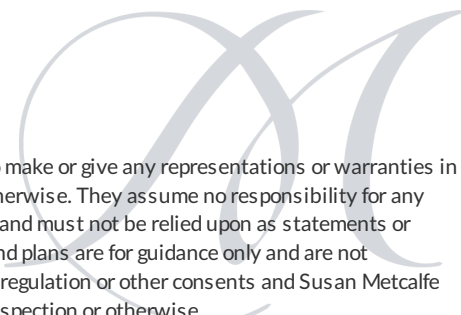
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.

□

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. Purchasers must satisfy themselves by inspection or otherwise.



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