



SUSAN METCALFE
RESIDENTIAL



CATHCART ROAD, CHELSEA, SW10

£4,750,000

Bedrooms	4
Bathrooms	5
Surface	2693 sqft
Tenure	Freehold
Outdoor Space	Roof Terrace
Parking	Garage

ELEGANT FOUR BEDROOM TOWN HOUSE

This is a unique and rare opportunity to acquire this elegant four bedroom townhouse in the heart of Chelsea. The house offers extensive entertaining space with a double reception room on the ground floor and a spacious kitchen/dining area taking up the whole of the lower ground floor. An elegant staircase leads to the first floor superior bedroom suit. Two further bedrooms both en suite are on the second floor. There are several outdoor spaces including a stunning roof terrace and an internal courtyard. Garage. The house is offered in excellent condition and is presented to a high specification. 2,693sq.ft.

Features

Double Reception Room, 3 Bedrooms, Study/Bedroom, 4 Bathrooms, Guest



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Cloakroom, Kitchen/ Dining Room, Utility Room, Gym, Roof Terrace,
Courtyard, Garage



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Cathcart Road, SW10

Approximate gross internal area

250.18 sq m / 2693 sq ft
(including Outbuilding & Garage)

Outbuilding

15.98 sq m / 172 sq ft

Garage

17.19 sq m / 185 sq ft



The floor plan is not to scale and measurements and area shown are approximate and the same 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. Copyright of FeaturePRO.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	63	69	(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

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.

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