



SUSAN METCALFE  
RESIDENTIAL



## EARLS COURT ROAD, KENSINGTON, W8

£499,500

<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Surface</b>	394 sqft
<b>Tenure</b>	Leasehold 96 years
<b>Ground Rent</b>	£500
<b>Service Charge</b>	£1,100
<b>Outdoor Space</b>	Balcony
<b>Parking</b>	Residents Permit

### CHARMING ONE BEDROOM FLAT

A really bright one bedroom flat situated on the first floor of this white stucco fronted building. Presented in good condition, the flat has wooden floors, high ceilings and clever use of the space ensures good storage. The living room is particularly luminous thanks to a large bay window with no vis a vis. All the windows have stylish fitted wood internal shutters. There is a charming balcony off the bedroom. There is shared use of a private garden at the rear of the building. 394 sq.ft.

The flat is ideally positioned near all transport links of Earls Court and Gloucester Road underground stations and bus routes to South Kensington, Knightsbridge and central London. Council tax band: C

### Features

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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Entrance Hall, Reception/Dining Room, Open Plan Kitchen, Bedroom,  
Shower Room, Balcony, Shared Use Of Private Garden



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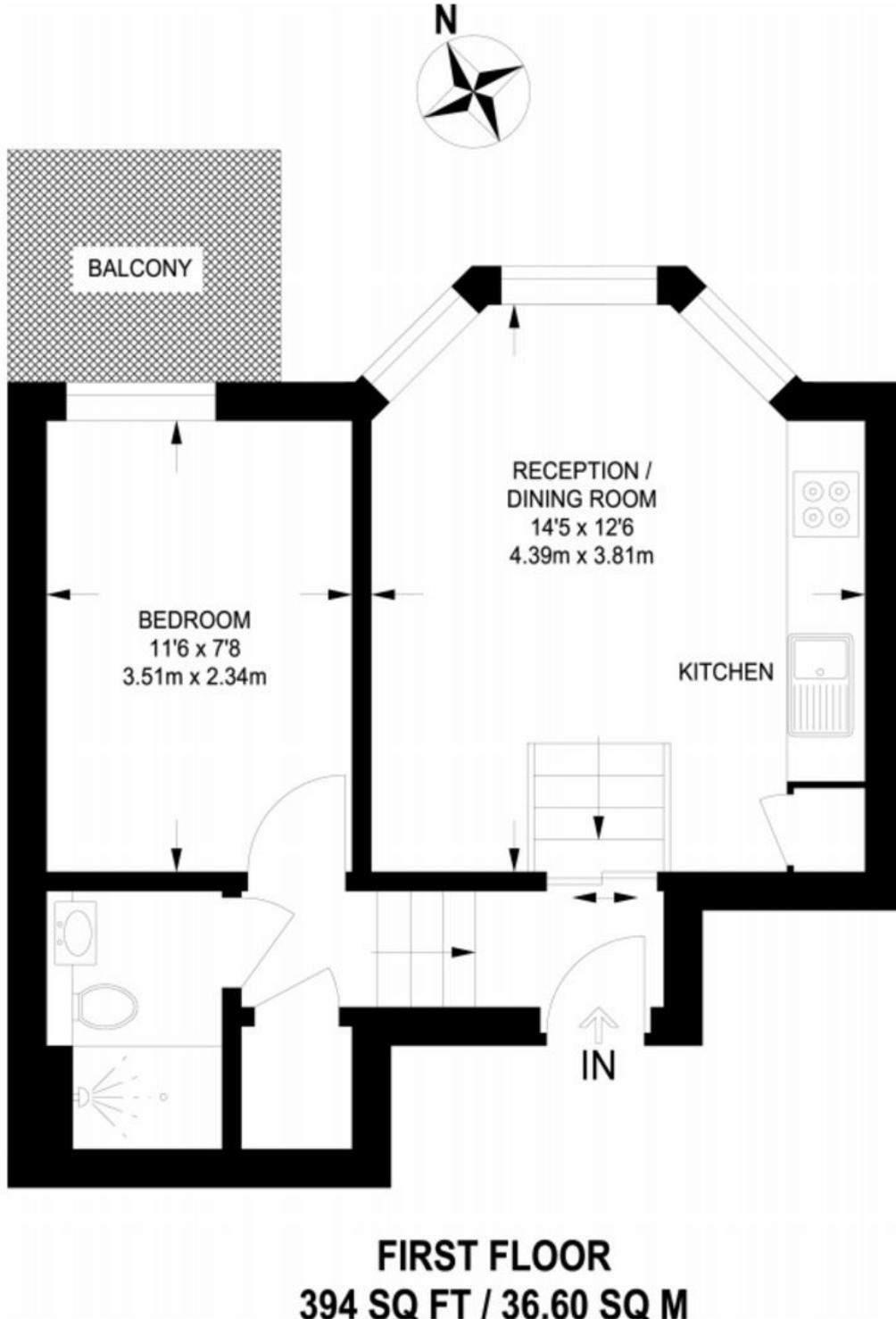


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	74	74	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<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.

**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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