

## Redcliffe Gardens, Chelsea, SW10

£625,000

<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Surface</b>	786 sqft
<b>Tenure</b>	Leasehold
<b>Ground Rent</b>	£250
<b>Service Charge</b>	£2,059
<b>Outdoor Space</b>	Garden
<b>Parking</b>	Residents Permit

### 2 BED & 2 BATH GARDEN FLAT

A unique opportunity to acquire this pristine 2 bedroom garden flat in the heart of Chelsea. The property has a light and bright reception room, a large modern open plan kitchen, 2 bathrooms (both en-suite), separate W/C and a private walled garden with a south westerly aspect. The flat is presented in very good condition, has wood flooring and plenty of storage, as well as it's own private entrance. Redcliffe Gardens is a residential street close to the Fulham Road. The nearest underground station is Earl's Court.

Leasehold: 78 years remaining.

#### Features

Entrance Hall, Reception Room, Large Open Plan Fully Fitted Kitchen, Master Bedroom, En-Suite Bathroom, 2nd Double Bedroom, Shower Room,

10 HOLLYWOOD ROAD CHELSEA SW10 9HY



020 7581 3349

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Separate Wc, Large Secluded Garden.

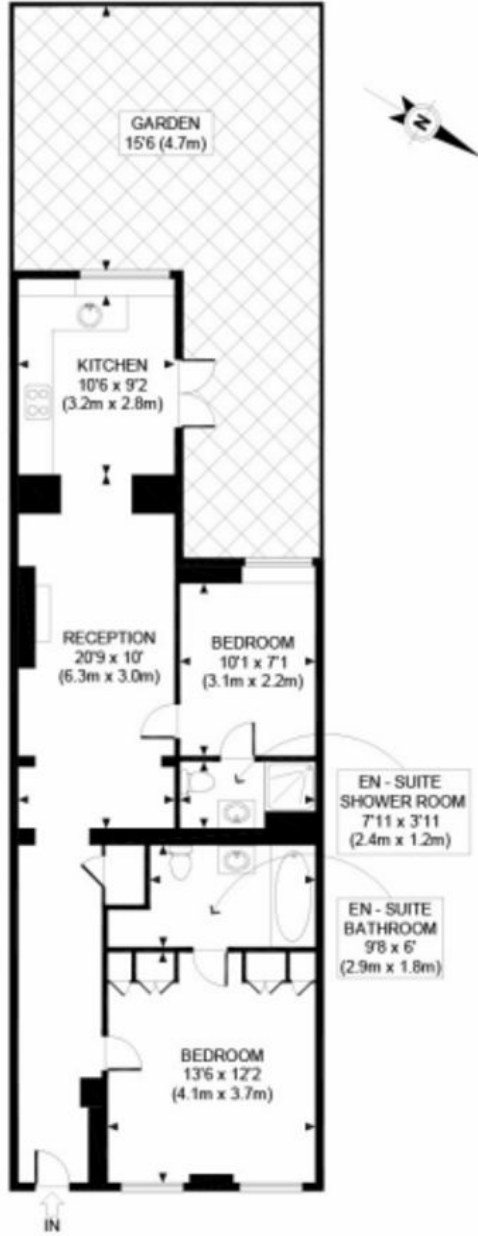


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LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 786 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 820 SQ FT / 76.3 SQ M

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	68	70	(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**

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