



## BREDIN HOUSE, COLERIDGE GARDENS, KINGS CHELSEA, SW10

£2,800,000

<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Surface</b>	1618 sqft
<b>Tenure</b>	Leasehold plus share of Freehold 979 years
<b>Service Charge</b>	£15,000
<b>Outdoor Space</b>	Balcony
<b>Parking</b>	Underground Car Park
<b>Council Tax</b>	Council Tax Band G: (RBKC)

### STUNNING LATERAL FLAT IN GATED DEVELOPMENT

A stunning lateral 4 bedroom apartment positioned on the 6th floor (with lift) in this luxury, gated development. The apartment comprises a principal suite, 2 further bedrooms, bathroom, shower room, reception room, dining room, eat in kitchen and wraparound balcony. The apartment is bright with floor to ceiling windows throughout, under floor heating and comfort cooling. Kings Chelsea is a gated development with 24 hour portage, security and onsite management office as well as leisure centre with pool, gym and tennis courts. A secure parking space is also available with the flat.

#### Features

Entrance Hall, Reception Room, Fully Fitted Separate Kitchen With Eat-In



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Breakfast Area, 4 Bedrooms, 3 Bathrooms (One En-Suite), Balcony, Lift, Porter, Security, Underground Parking Space, Leisure Centre With Gym, Pool & Tennis Courts.



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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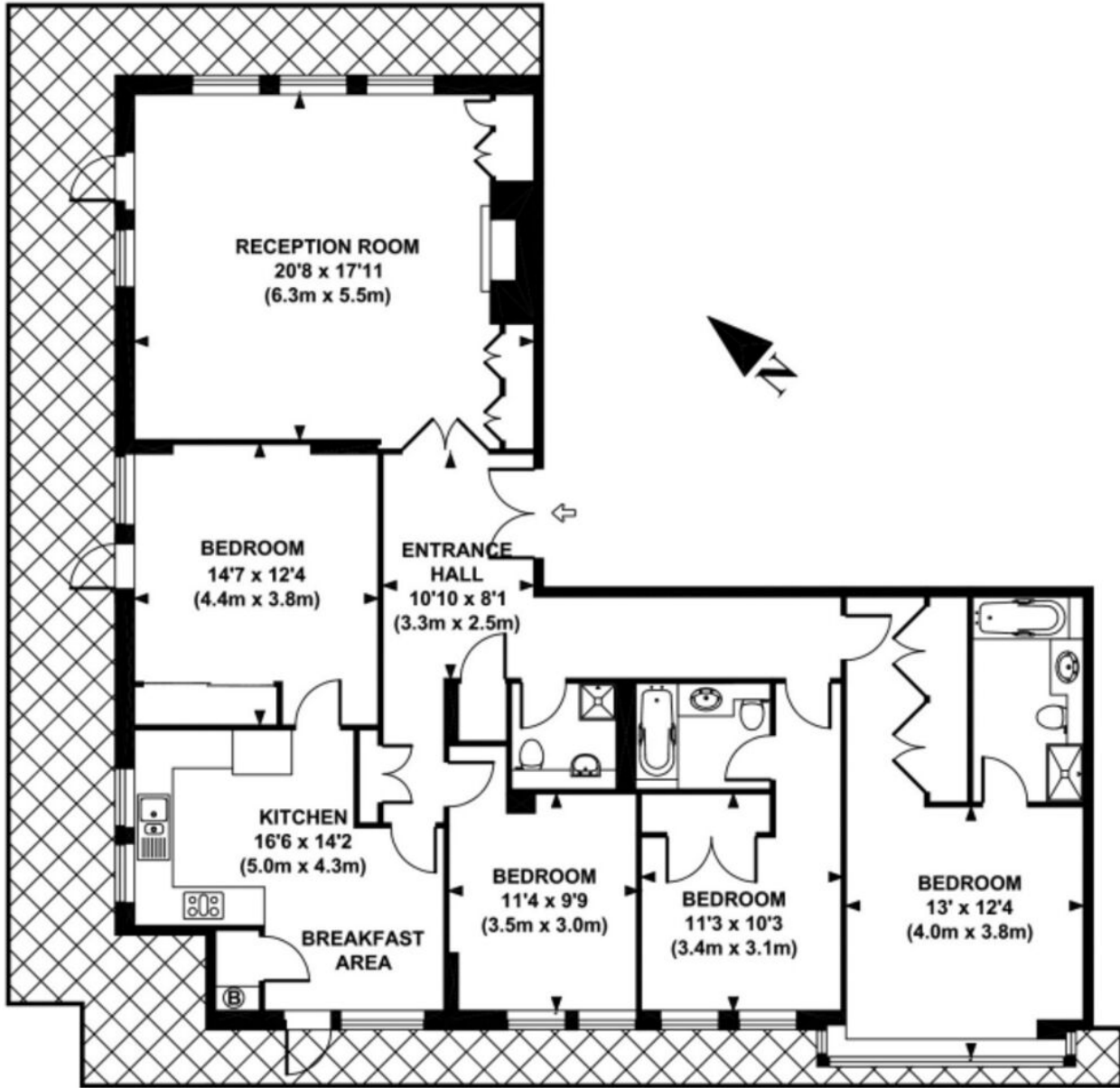


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SIXTH FLOOR

Approx gross internal floor area 1,700 sq ft / 164 sq m

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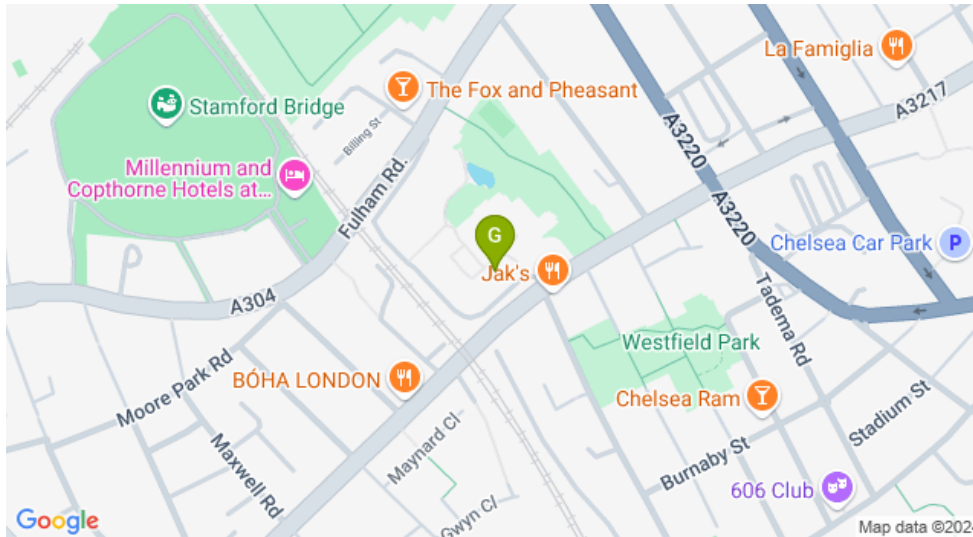


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Vary energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Vary environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	69	69	
		0	0
<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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