



## Ifield Road, Chelsea, SW10

£1,195,000

<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Surface</b>	943 sqft
<b>Tenure</b>	Freehold
<b>Outdoor Space</b>	Terrace
<b>Parking</b>	Residents Permit

### SUPERB 3 BEDROOM MAISONETTE WIYTH TERRACE

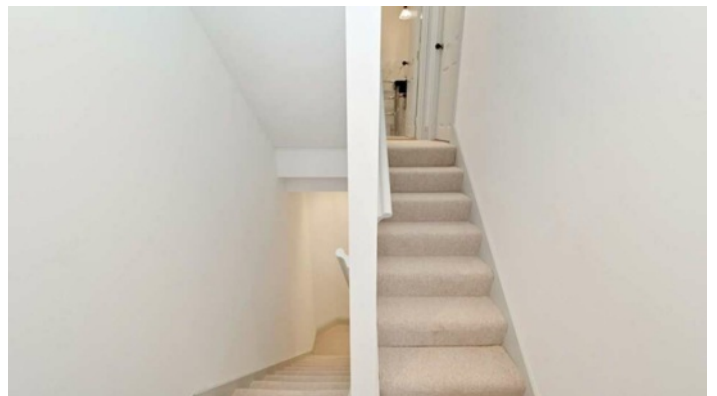
Bright and spacious 3-bedroom maisonette flat (2<sup>nd</sup> and 3<sup>rd</sup> floors) in this quiet and popular road in Chelsea. The flat is brand new to the market and has been refurbished to the highest of standards with beautiful finishes. The flat has wood flooring throughout, an open-plan bespoke fully fitted kitchen with marble counter tops and fantastic west-facing private terrace at the rear with unique views over the treetops. 943 sq.ft/87.61 sq.m.

#### Features

First Floor Entrance, Reception/Dining Room, Fully Fitted Modern Open Plan Kitchen, 3 Double Bedrooms, Family Bathroom, Shower Room, West Facing Terrace



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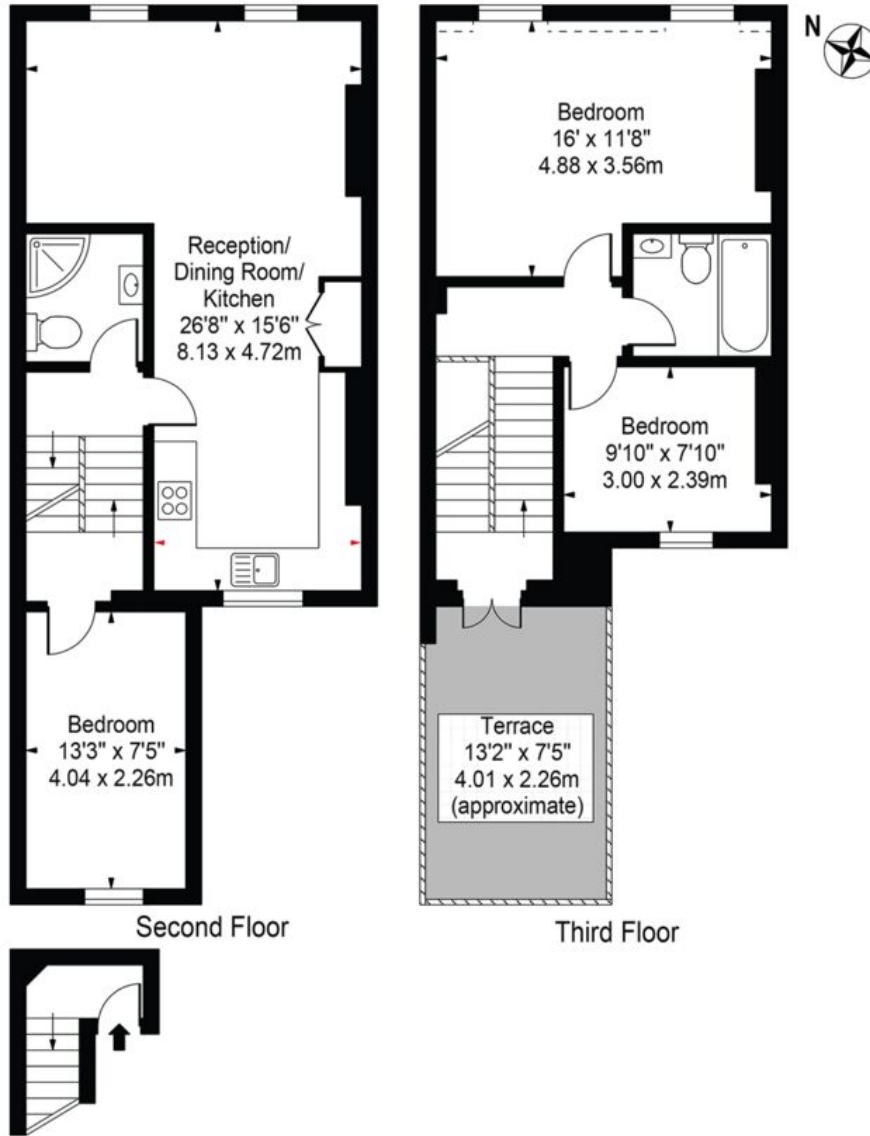




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Approx. Gross Internal Area 943 Sq Ft - 87.61 Sq M



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 <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>	80	80	(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.

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