



SUSAN METCALFE  
RESIDENTIAL



## Westgate Terrace, Chelsea, SW10

£850,000

<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Surface</b>	824 sqft
<b>Tenure</b>	Leasehold 51 years
<b>Service Charge</b>	£3,350
<b>Outdoor Space</b>	None
<b>Parking</b>	Residents Permit
<b>Council Tax</b>	Council Tax Band: F (RBKC)

### SPACIOUS 2-BEDROOM APARTMENT

Spacious 2-bed apartment on the first floor of an attractive period building. The flat benefits from high ceilings and good room proportions. The reception room situated at the rear of the building enjoys a quiet aspect and overlooks the greenery of a private garden. There is a good size kitchen with plenty of integrated storage and room for all appliances. The principal bedroom is generous and has an en-suite family bathroom. There is a further adjacent smaller bedroom which could be used as an office or a child's bedroom. The property is a perfect refurbishment project as it does need modernisation. Ideally situated in Westgate Terrace, within walking distance to the Fulham Road and all its shops, restaurants and cafes. Also, close to Earls Court and all the convenient transport links it provides.



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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## Features

Entrance Hall, Reception Room, Separate Kitchen, Double Bedroom, En-Suite Bathroom, Second Single Bedroom, Shower Room.



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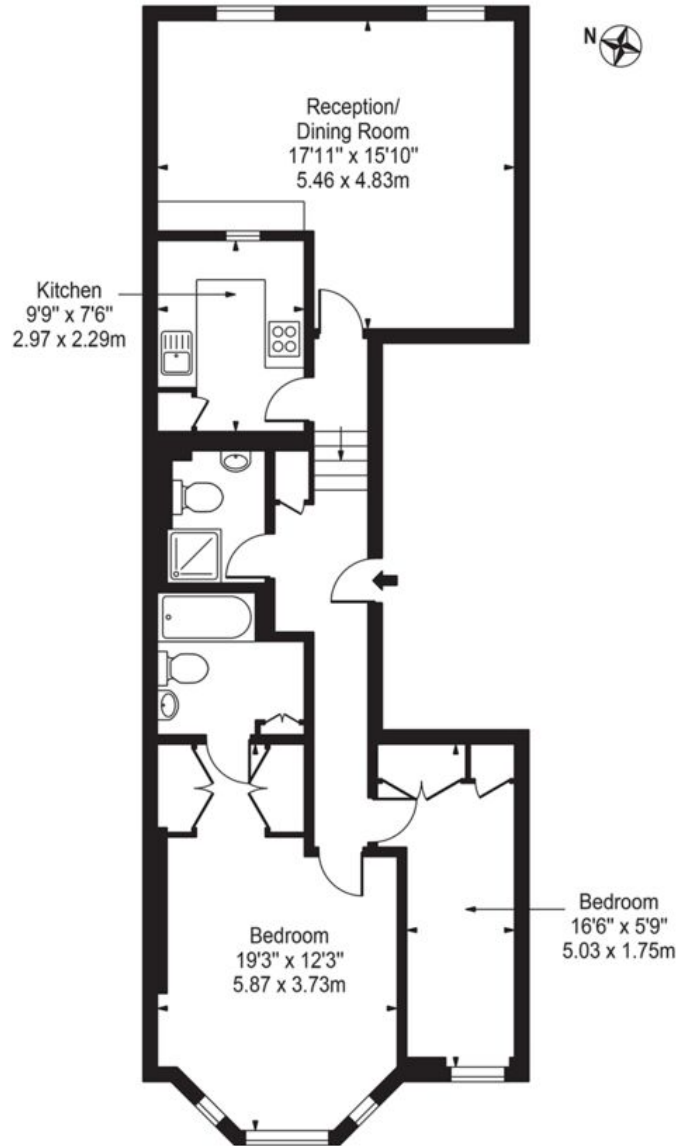




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## Westgate Terrace

Approx. Gross Internal Area 824 Sq Ft - 76.55 Sq M



First Floor

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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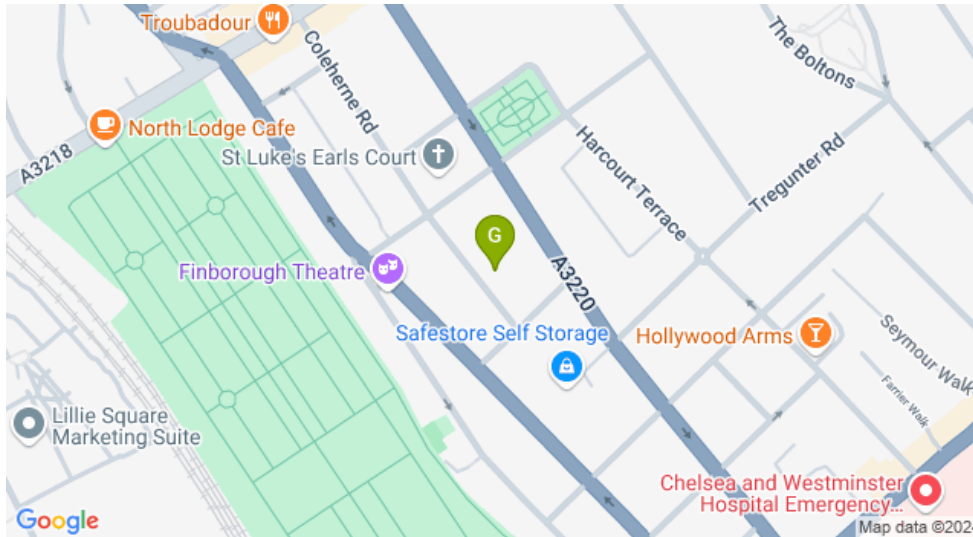


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91)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