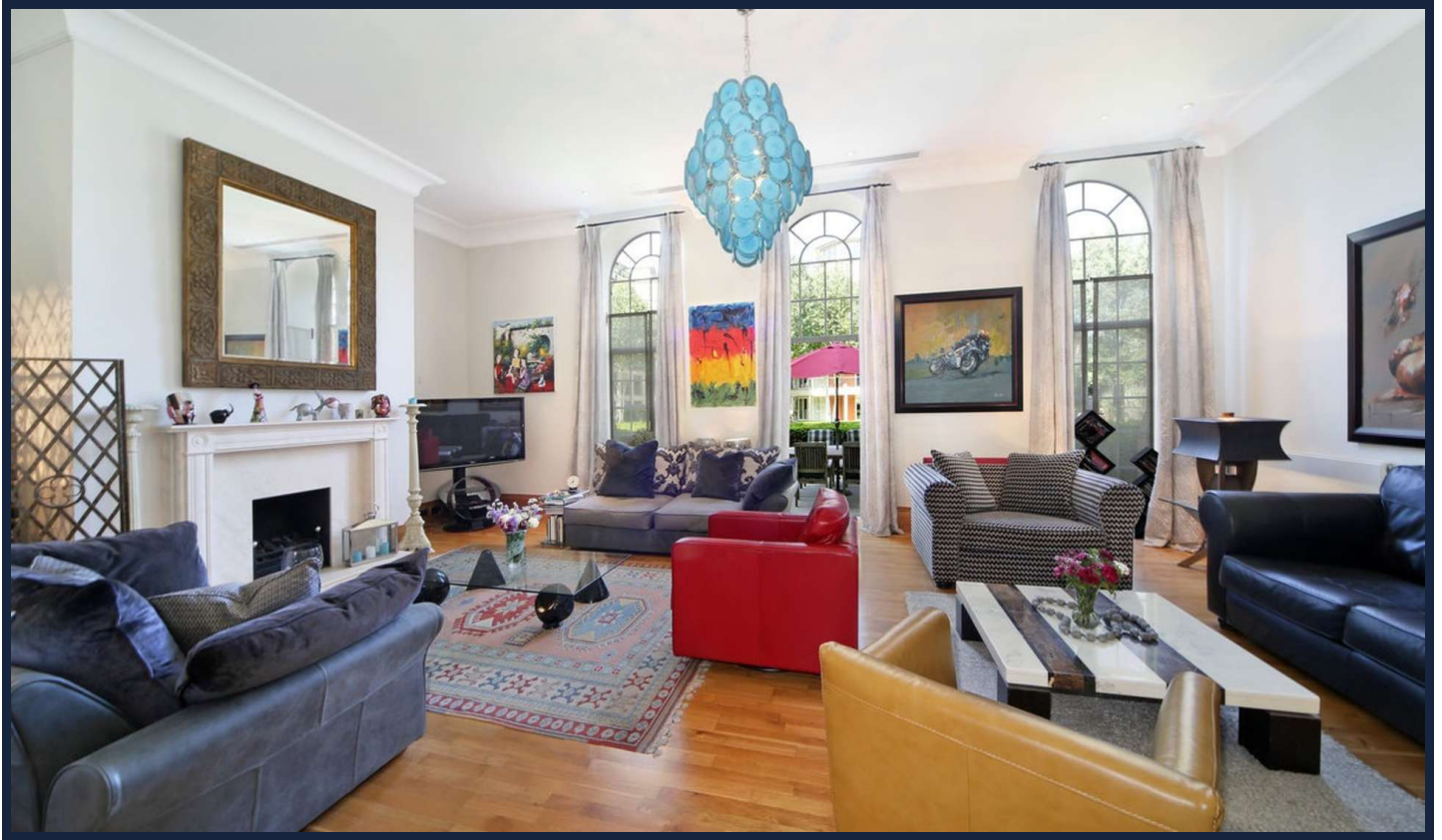




SUSAN METCALFE
RESIDENTIAL



COLERIDGE SQUARE, COLERIDGE GARDENS, SW10

£8,250,000

Bedrooms	5
Bathrooms	5
Surface	3542 sqft
Tenure	Freehold
Outdoor Space	Terrace
Parking	Residents Permit

BEAUTIFUL CHELSEA TOWNHOUSE WITHIN GATED DEVELOPMENT

A rare opportunity to acquire this superb family house which offers excellent accommodation over three floors. The property is one of only eleven houses in this much sought after development and backs onto the communal landscaped gardens. The house has very generous proportions with high ceilings and includes aircooling, underfloor heating as well as a large private terrace. Kings Chelsea is a prestigious development occupying a 7.5 acre site situated between the Kings Road and Fulham Road with superb and extensive landscape gardens including a lake. Other amenities include an all weather tennis court, swimming pool, sauna, steam room and gymnasium. There is also 24 hour security and concierge.

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

www.susanmetcalfe.com

info@susanmetcalfe.com





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Features

Large Reception Room : 5 Bedrooms : Dining Room : Kitchen : 5 Bathrooms
: Cloakroom : Communal Gardens : Private Terrace



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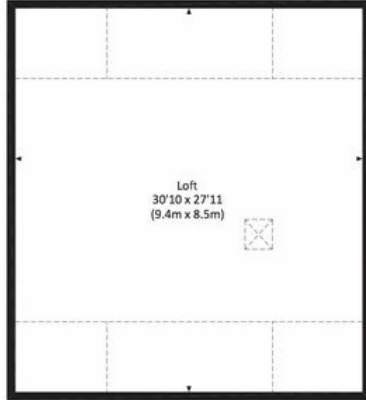


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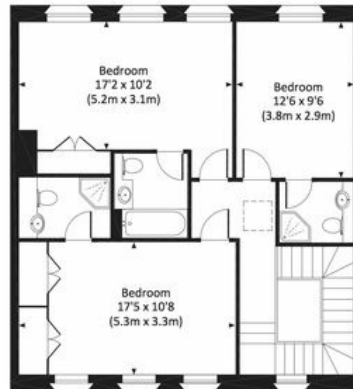
COLERIDGE SQUARE, SW10

Approx. gross internal area 2718 Sq Ft. / 252.5 Sq M.

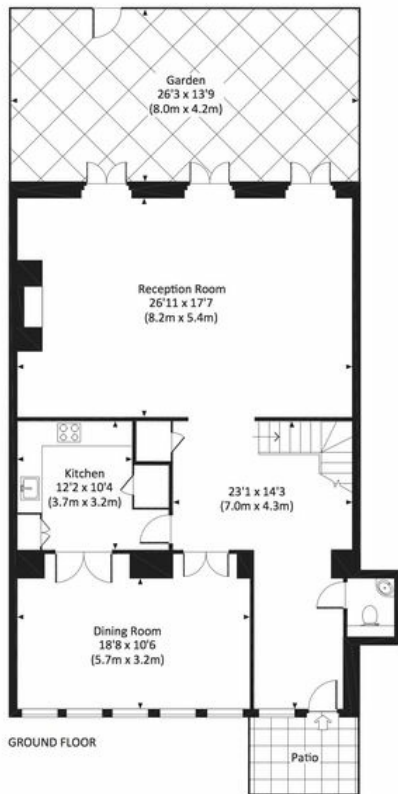
Approx. gross internal area 3542 Sq Ft. / 329.1 Sq M. Inc. Loft



LOFT



GROUND FLOOR



GROUND FLOOR



GROUND FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.dowlingjones.com 020 7610 9933



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	44 → 49	39 → 42	
England & Wales EU Directive 2002/91/EC		England & Wales 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 (CO₂) 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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