



Paradise Walk, Chelsea, SW3

£4,350,000

Bedrooms	5
Bathrooms	3
Surface	2454 sqft
Tenure	Freehold
Outdoor Space	Roof Terrace
Parking	Residents Permit
Council Tax	Council Tax Band: (RBKC)

FABULOUS 5 BEDROOM HOUSE WITH SPECTACULAR ROOF TERRACE

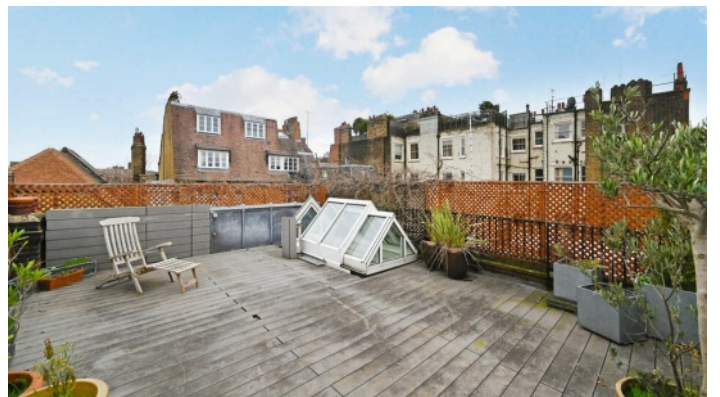
A fabulous Chelsea 5 bedroom townhouse with a stunning roof terrace arranged over 4 floors. This unusually wide house enjoys generous entertaining space with a 35 x 20 ft double reception room on the first floor and a good size kitchen/dining room on the raised ground floor. In addition, there are 4 double bedrooms, a single bedroom, a study and a 590 sq ft south facing roof terrace with amazing views. 2,454 sq.ft.

Features

5 Bedrooms, Family Bathroom, En-Suite Bathroom, Shower Room, Double Reception Room, Kitchen/Dining Room, Utility Room, Patio, Roof Terrace.



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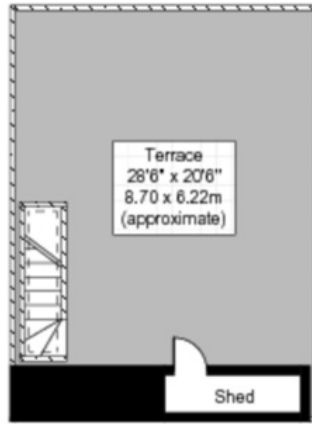
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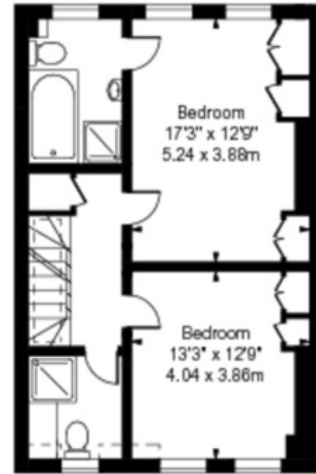


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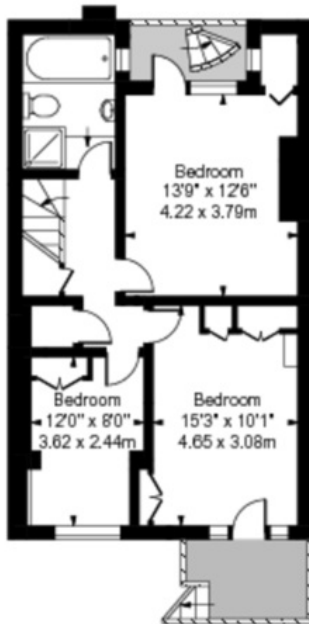
Paradise Walk, SW3



Third Floor



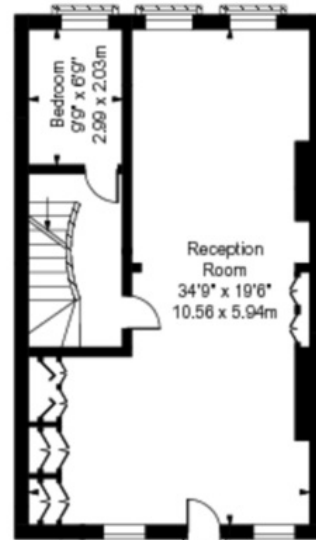
Second Floor



Lower Ground Floor



Upper Ground Floor



First Floor

Approx Gross Internal Area 2454 Sq Ft - 228.02 Sq M

Approx Floor Area Including Restricted Heights 2461 Sq Ft - 228.62 Sq M

(Excluding Shed)

For Illustration Purposes Only - Not To Scale Floor Plan by www.rdgphotostudio.com Ref: No.36561

This floor plan should be used as a general outline for guidance only. 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 ₂) Rating	
Current	Potential	Current	Potential
Vary 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		Vary 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	
	78		0
44		0	0
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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