



Cathcart Road, Chelsea, SW10

£895,000

Bedrooms	1
Bathrooms	1
Surface	703 sqft
Tenure	Leasehold 166 years
Ground Rent	£150
Service Charge	£5,000
Outdoor Space	Garden
Parking	Residents Permit
Council Tax	Council Tax Band: F (RBKC)

CHARMING ONE BEDROOM GARDEN FLAT

A really charming one bedroom apartment with a substantial private garden in one of Chelsea's highly desirable pretty tree-lined residential road. The garden is accessed via French doors off the reception room. In addition, the double bedroom is particularly spacious with plenty of fitted wardrobes which could be re-modelled to create an en-suite bathroom. The separate eat-in kitchen also looks onto the garden. Cathcart Road is located just south of Tregunter Road and close to the Fulham Road with all its wonderful array of shops bars and restaurants. 703 sq.ft.

Features

Entrance Hall, Reception Room, Separate Kitchen, Double Bedroom, Shower Room, Garden

10 HOLLYWOOD ROAD CHELSEA SW10 9HY



020 7581 3349

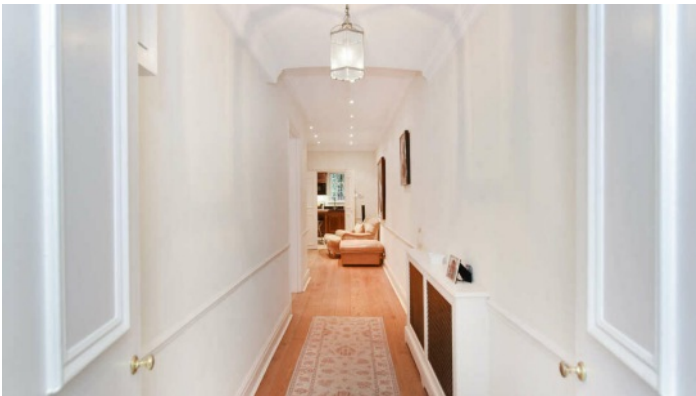
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SUSAN METCALFE
RESIDENTIAL



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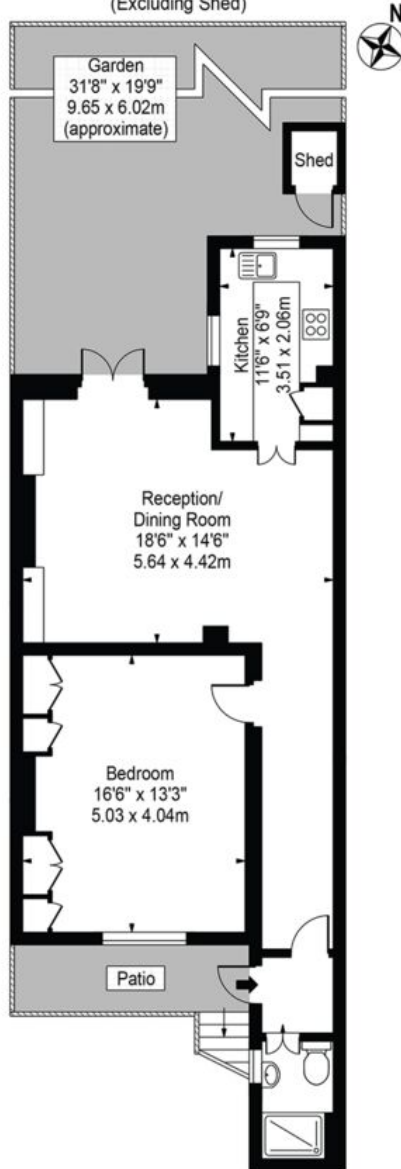




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Approx. Gross Internal Area 703 Sq Ft - 65.31 Sq M
(Excluding Shed)



Lower Ground 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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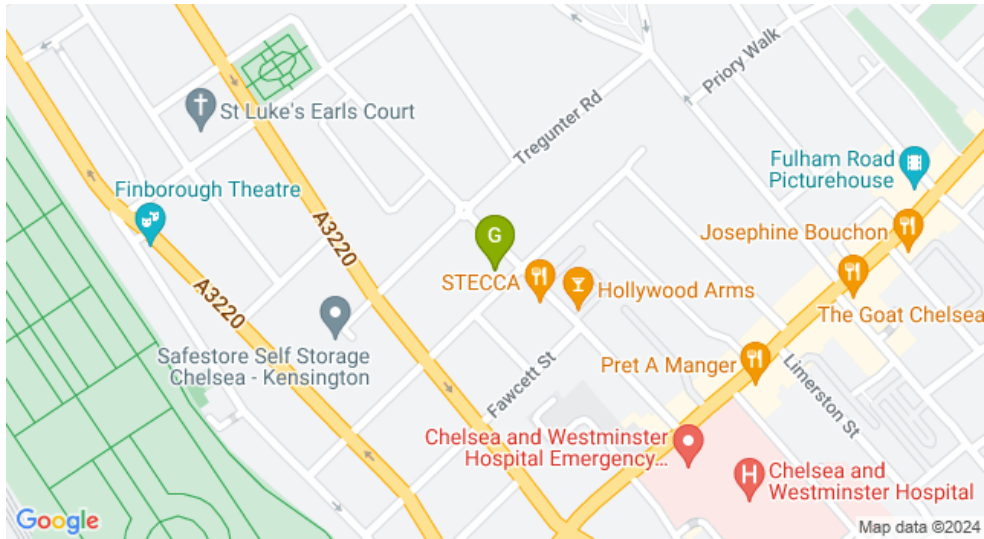


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running 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	
	67		76
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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