



Edith Grove, Chelsea, SW10

£975,000

Bedrooms	2
Bathrooms	2
Surface	836 sqft
Tenure	Leasehold 995 years
Service Charge	£6,224
Outdoor Space	Roof Terrace
Parking	Residents Permit
Council Tax	Council Tax Band: F (RBKC)

BRIGHT AND SPACIOUS TOP FLOOR MAISONETTE WITH LARGE TERRACE

A bright and spacious top floor maisonette (2nd & 3rd floors) benefiting from an abundance of natural light and a large decked roof terrace to the rear, plus a balcony at the front (leading off the reception room). Presented in excellent condition, the apartment has a large reception room with wood floor and a modern open-plan kitchen with conservatory-style windows. Both bedrooms have integrated floor to ceiling fitted wardrobes providing ample storage. The flat is conveniently located in this ideal Chelsea location just minutes from the Kings Road which boasts many shops, bars and restaurants. 836.8 sq. ft.

Features

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

www.susanmetcalfe.com

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Entrance, Reception Room/Open Plan Kitchen, Principal Bedroom, En Suite
Bathroom, Second Bedroom, Shower Room, Terrace, Balcony



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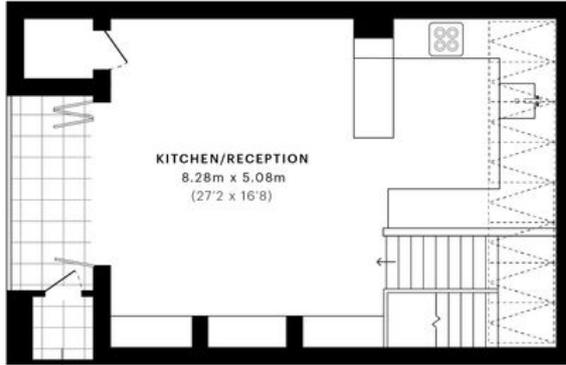


second floor, SW10

CAPTURE DATE
27/08/2019

LASER SCAN POINTS
27,528,132

GROSS INTERNAL AREA
77.7 Sqm / 836.8 Sqft



TERRACE 2
3.89m x 1.03m
(12'9 x 3'5)

— Third Floor



— Second Floor

 GROSS INTERNAL AREA
The footprint of the property
77.7 Sqm / 836.8 Sqft

 NET AREA (INTERNAL)
Excludes walls and external features
70.1 Sqm / 754.6 Sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
31.1 Sqm / 335.0 Sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.

IPMS 3B RESIDENTIAL
104.1 Sqm / 1120.3 Sqft

IPMS 3C RESIDENTIAL
101.2 Sqm / 1089.5 Sqft

SPEC ID
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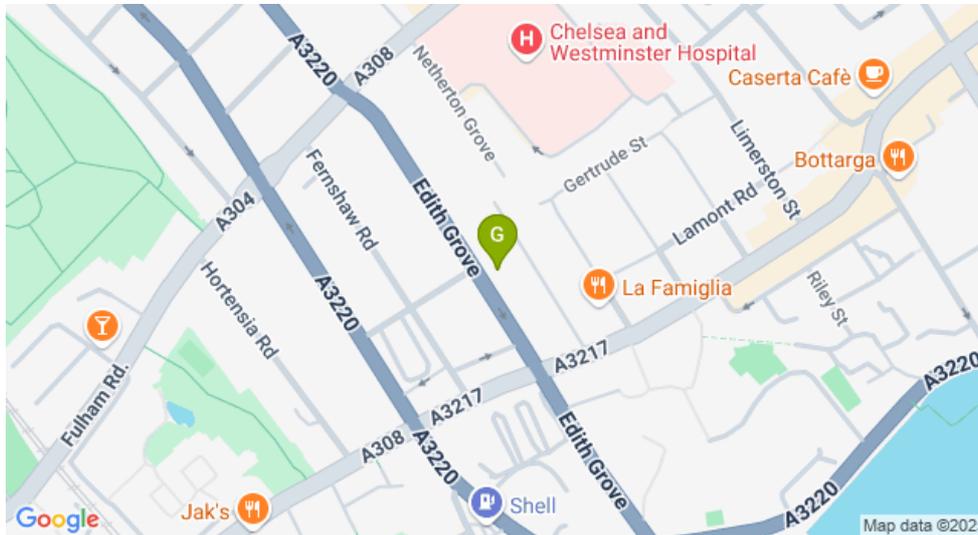


SUSAN METCALFE RESIDENTIAL

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	
	59		77
		00	00
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

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