



## Benham House, Coleridge Gardens, SW10

£7,350,000

<b>Bedrooms</b>	6
<b>Bathrooms</b>	4
<b>Surface</b>	4054 sqft
<b>Tenure</b>	Leasehold 978 years
<b>Service Charge</b>	£31,712
<b>Outdoor Space</b>	Terrace
<b>Parking</b>	Underground Car Park

### OUTSTANDING 6 BEDROOM DUPLEX PENTHOUSE APARTMENT

A truly impressive and spacious interior-designed six bedroom penthouse apartment arranged over the two top floors with a combined floorspace in excess of 4,000 sqft with wrap around terraces providing un-interrupted skyline views over Chelsea and beyond. All bedrooms have en-suite marble bathrooms. The two floors of living accommodation and joined by an internal staircase. All the fittings and fixtures are of the highest quality. There is air-cooling system throughout and a steam room.

Situated in the sought after Kings Chelsea private gated development which offers round the clock security, portorage and a state of the art leisure center and tennis courts including perfectly manicured grounds and lake. 4,015 sq.ft.

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, Dining Room, Kitchen/Breakfast Room, 6 Bedrooms, 4 En-Suite Bathrooms, 2 En-Suite Shower Rooms, Guest Wc, Study, Terraces, Steam Room, 3 Underground Parking Spaces, Lift, Porter, Leisure Facilities, 24 Hour On-Site Security



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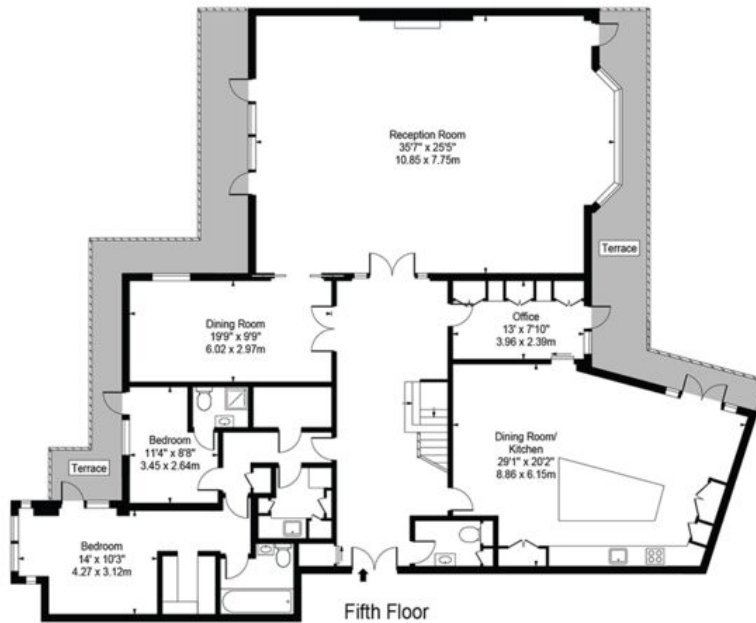




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## Benham House

Approx. Gross Internal Area 4015 Sq Ft - 373.01 Sq M  
(Excluding Void)



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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# SUSAN METCALFE RESIDENTIAL

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(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

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