



## Cathcart Lodge, Cathcart Road, Chelsea, SW10

£1,395,000

|                      |                       |
|----------------------|-----------------------|
| <b>Bedrooms</b>      | 2                     |
| <b>Bathrooms</b>     | 2                     |
| <b>Surface</b>       | 872 sqft              |
| <b>Tenure</b>        | Freehold              |
| <b>Outdoor Space</b> | Roof Terrace          |
| <b>Parking</b>       | Residents Permit      |
| <b>Council Tax</b>   | Council Tax: G (RBKC) |

### RARE 2-BEDROOM FREEHOLD HOUSE

A truly unique and original freehold house in the heart of Chelsea and the Boltons conservation area. This stunning house is arranged over 2 floors (ground and lower ground) providing 874 sq.ft. of accommodation. The house features a generous reception room with wood flooring and skylights on the ground floor with an adjacent fully fitted modern kitchen. The 2 spacious bedrooms which have plenty of built-in storage and their own bathrooms sit on the lower ground floor. The house has recently been redecorated. **There is access to the roof which could potentially be a roof terrace (subject to planning permission).**

### Features

Own Private Entrance, Reception/Dining Room, Fully Fitted Kitchen,



Principal Bedroom, En-Suite Shower Room, Second Bedroom, Bathroom,  
Internal Stairs, Vault, Roof Terrace.



10 HOLLYWOOD ROAD CHELSEA SW10 9HY  
020 7581 3349    [www.susanmetcalfe.com](http://www.susanmetcalfe.com)    [info@susanmetcalfe.com](mailto:info@susanmetcalfe.com)



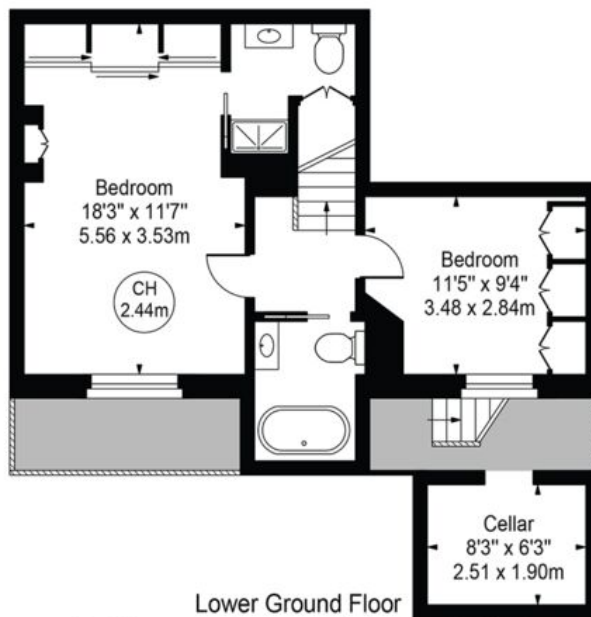
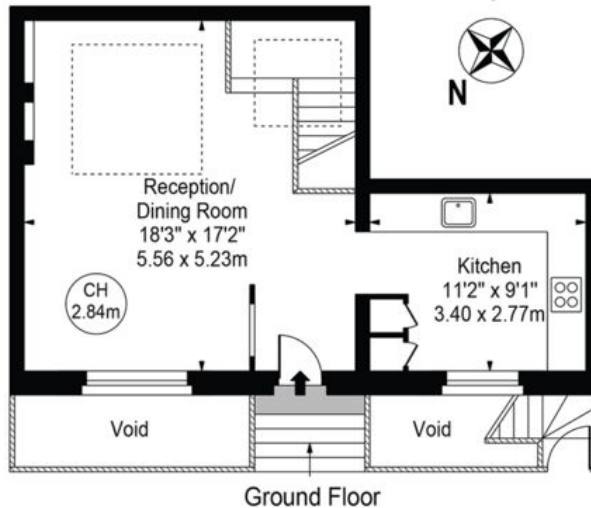




## Cathcart Road

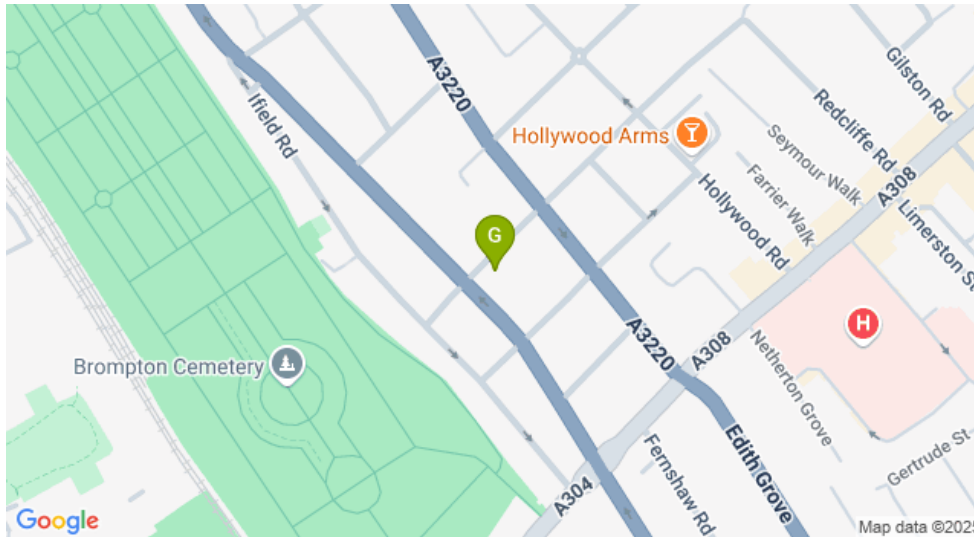
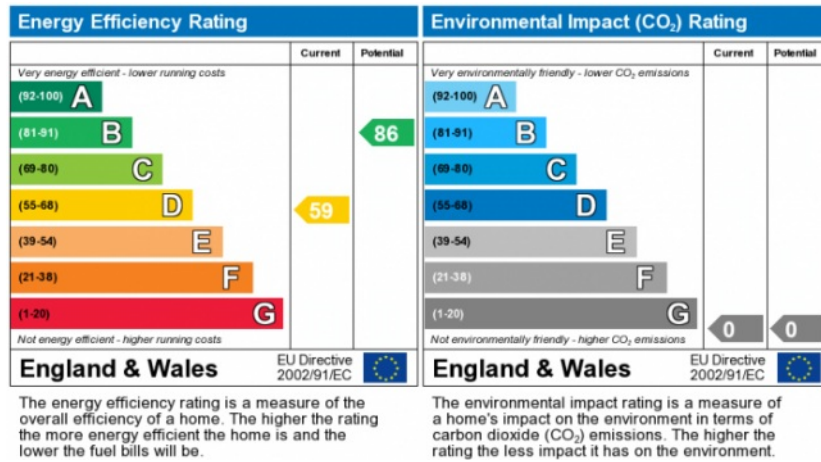
Approx. Gross Internal Area 874 Sq Ft - 81.20 Sq M  
 (Excluding Cellar)

Approx. Gross Internal Area Of Cellar 52 Sq Ft - 4.79 Sq M



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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