



SUSAN METCALFE
RESIDENTIAL



Redcliffe Road, Chelsea, SW10

£1,675,000

Bedrooms	2
Bathrooms	2
Surface	1568 sqft
Tenure	Share of Freehold
Outdoor Space	Terrace
Parking	Residents Permit

SUPERB MAISONETTE

A unique and rare opportunity to acquire this superb maisonette in one of the prettiest streets in Chelsea extending over 1,568 sq.ft.

Redcliffe Road is an extremely popular and highly sought-after cherry tree lined street running north from the Fulham Road and within the Boltons' conservation area.

The property is currently arranged as two separate units. The accommodation comprises of two good sized reception rooms, two bedrooms, two bathrooms, a separate WC, a study room, a storage-laundry room and a West facing terrace with a panoramic un-interrupted view.

With this property, it would be possible to acquire the freehold interest by separate negotiation.



10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

www.susanmetcalfe.com

info@susanmetcalfe.com

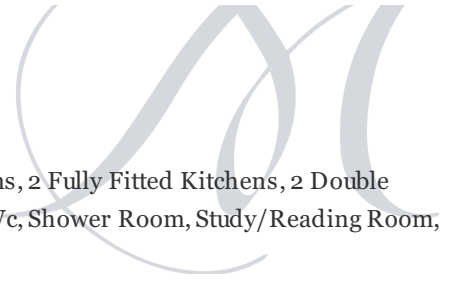




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Features

Entrance Hall, 2 Reception Rooms, 2 Fully Fitted Kitchens, 2 Double Bedrooms, Bathroom, Separate Wc, Shower Room, Study/Reading Room, Laundry/Storage Room, Terrace



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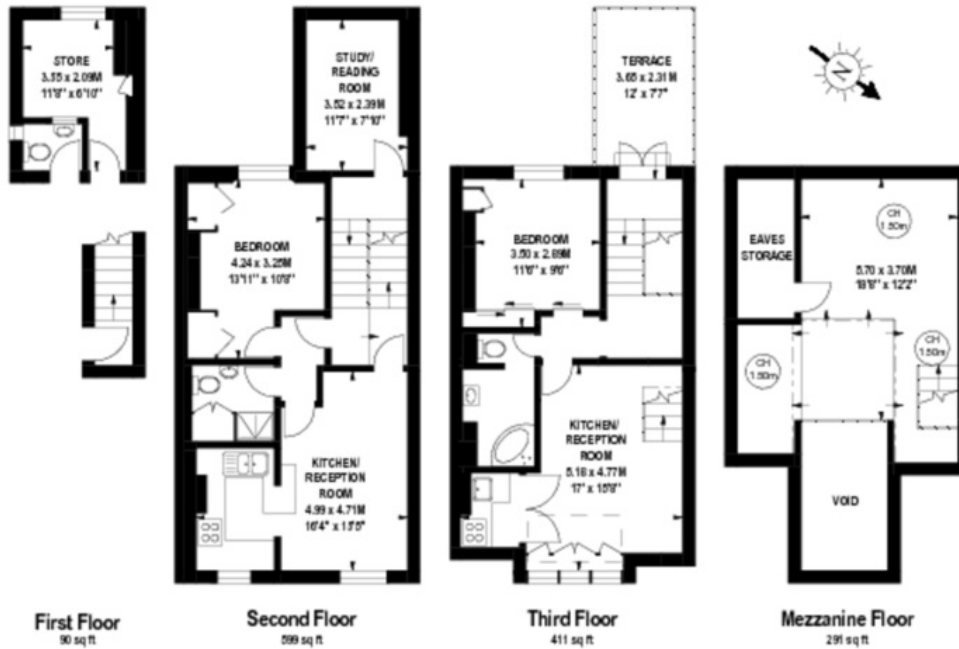


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Approximate net internal area
134.43 sq m / 1447 sq ft
(Including Eaves Storage)
Eaves Storage
5.20 sq m / 56 sq ft

Key:
CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
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.

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IMPORTANT NOTICE

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