



SUSAN METCALFE
RESIDENTIAL



Cathcart Lodge, Cathcart Road, Chelsea, SW10

£1,395,000

Bedrooms	2
Bathrooms	2
Surface	872 sqft
Tenure	Freehold
Outdoor Space	None
Parking	Residents Permit
Council Tax	Council Tax: G (RBKC)

A UNIQUE 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,



020 7581 3349

www.susanmetcalfe.com

info@susanmetcalfe.com



10 HOLLYWOOD ROAD CHELSEA SW10 9HY



SUSAN METCALFE
RESIDENTIAL

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 info@susanmetcalfe.com





SUSAN METCALFE
RESIDENTIAL



10 HOLLYWOOD ROAD CHELSEA SW10 9HY
020 7581 3349 www.susanmetcalfe.com info@susanmetcalfe.com



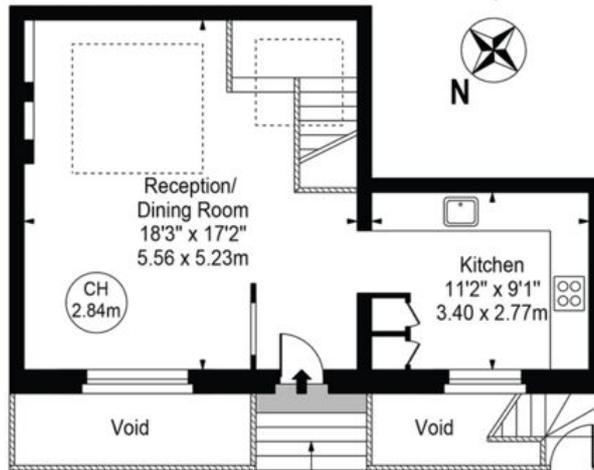


SUSAN METCALFE
RESIDENTIAL

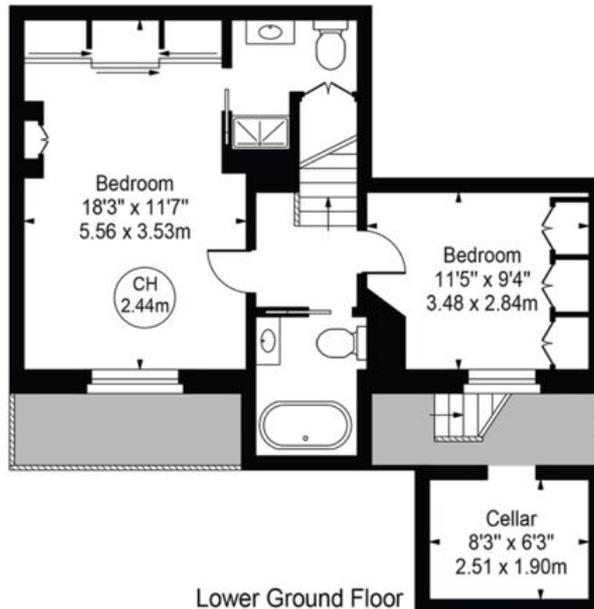
Cathcart Road

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



Ground Floor



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.

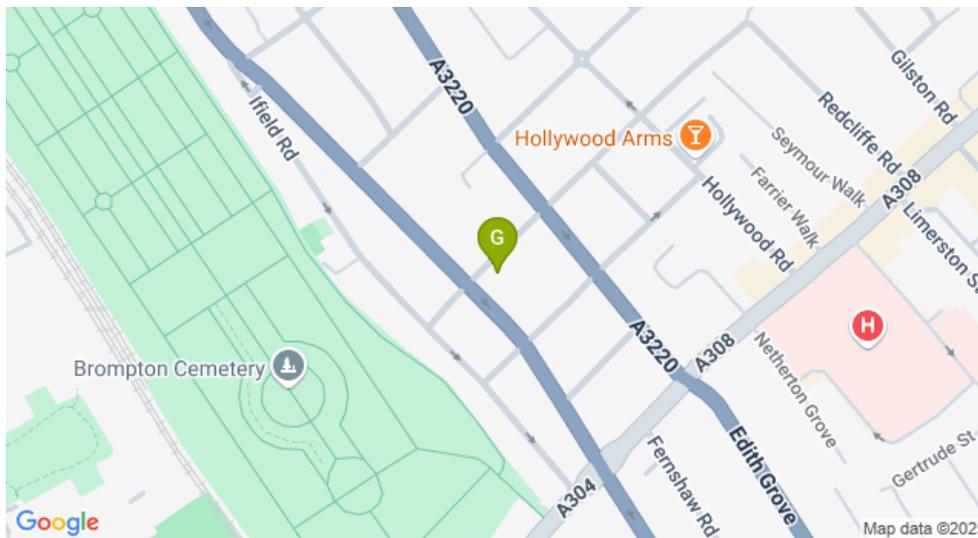


SUSAN METCALFE
RESIDENTIAL

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	
	59	86	0
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.

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349 www.susanmetcalfe.com info@susanmetcalfe.com

