



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

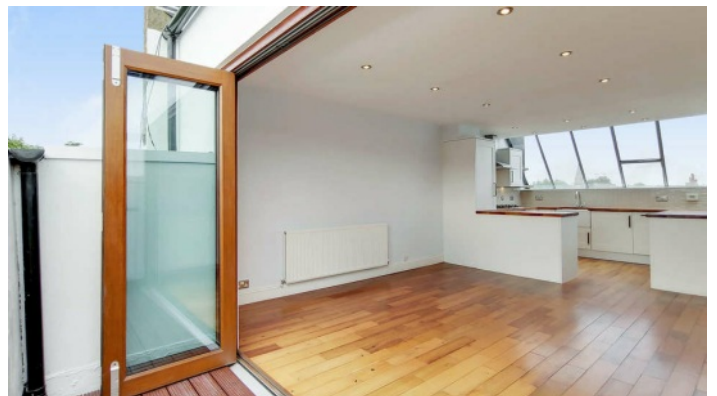
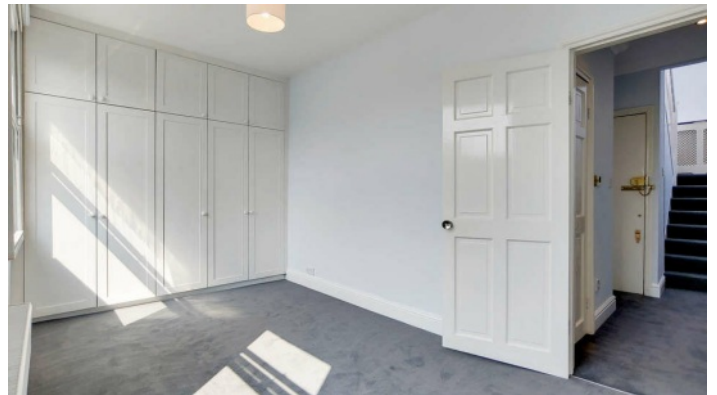


Entrance, Reception Room/Open Plan Kitchen, Principal Bedroom, En Suite Bathroom, Second Bedroom, Shower Room, Terrace, Balcony



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





 SUSAN METCALFE RESIDENTIAL	second floor, SW10 CAPTURE DATE 27/08/2019	LASER SCAN POINTS 27,528,132	GROSS INTERNAL AREA 77.7 Sqm / 836.8 Sqft
--	---	---------------------------------	---



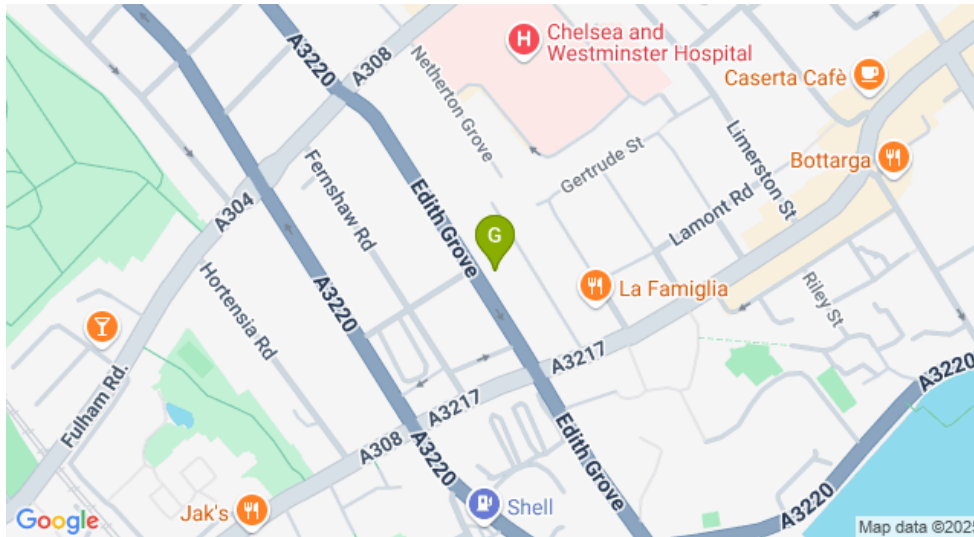
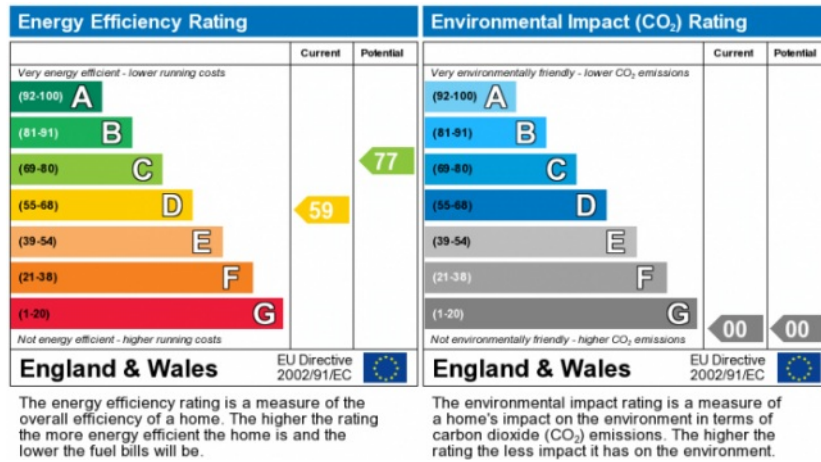
 GROSS INTERNAL AREA The footprint of the property 77.7 Sqm / 836.8 Sqft	 NET AREA (INTERNAL) Excludes walls and external features 70.1 Sqm / 754.6 Sqft	 EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 31.1 Sqm / 335.0 Sqft	 RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 Sqm / 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
5d5fda5c6abe390a00c80e17



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.