

Period Terraced Freehold House

Quiet One-Way Street

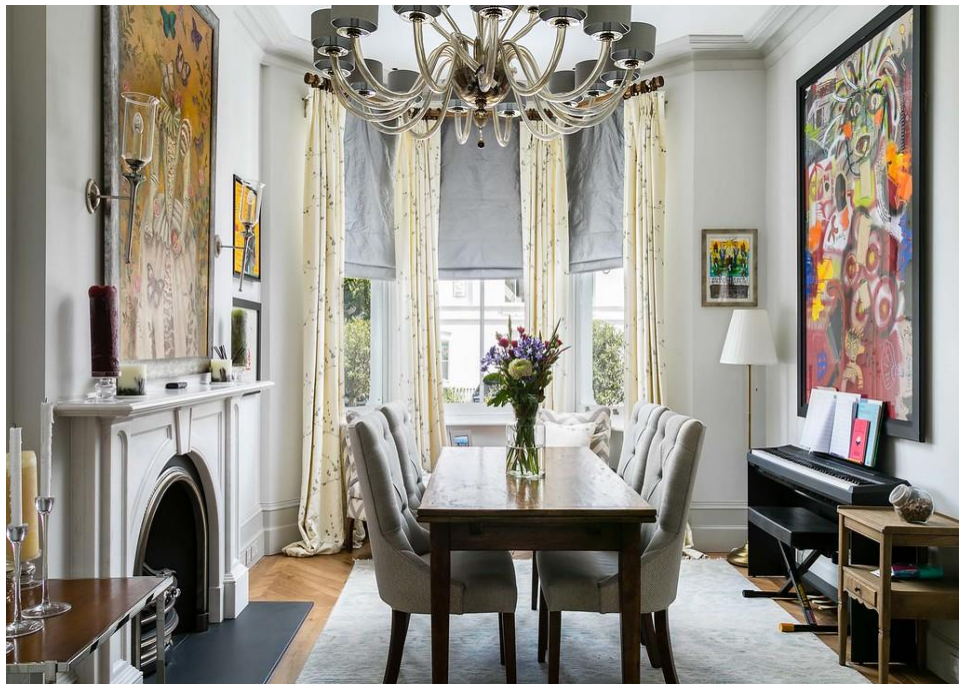
In the Heart of 'Old Chelsea'

**Immaculately Refurbished
Throughout**

**Stunning Two-Tiered West-Facing
Garden**

Four Generous Bedroom Suites

**Bespoke Open-Plan Kitchen Dining
Room**



PROPERTY OVERVIEW

Draper & Company and Russell Simpson are proud to offer to the market as Joint Sole Agents, this meticulously refurbished freehold terraced house in the heart of 'Old Chelsea'.

This immaculate Victorian property comprises four double bedrooms, an office, a study, and a stunning open-plan reception dining room and library occupying the entire ground floor. The master suite is located on the first floor with excellent ceiling heights and a very generous en-suite bathroom.

On the second floor there is another generous suite and a large cinema room/bedroom on the top floor that could easily be converted into two bedrooms if required. On the lower level there is a further bedroom suite and a charming kitchen/breakfast room, complete with a fully integrated kitchen including an Aga, which opens directly onto a very bright west facing garden on two levels.

This house has been tastefully decorated and is in excellent condition throughout.

Glebe Place is located in between the world renowned Kings Road and Cheyne Walk and is considered to be one of the prettiest streets in Chelsea. Sloane Square, Battersea Park and Chelsea Embankment are all within walking distance.





Energy Performance Certificate



Glebe Place, LONDON, SW3 5LB

Dwelling type: Mid-terrace house
Date of assessment: 06 December 2012
Date of certificate: 06 December 2012

Reference number: 8952-6722-9529-8666-3906
Type of assessment: RdSAP, existing dwelling
Total floor area: 276 m²

Use this document to:

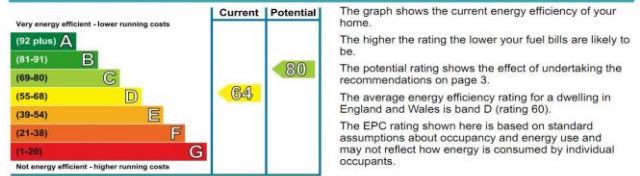
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,481
Over 3 years you could save	£ 1,761

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 462 over 3 years	£ 285 over 3 years	
Heating	£ 4,599 over 3 years	£ 3,012 over 3 years	
Hot Water	£ 420 over 3 years	£ 423 over 3 years	
Totals	£ 5,481	£ 3,720	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,170
2 Draught proofing	£80 - £120	£ 171
3 Low energy lighting for all fixed outlets	£100	£ 153

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Glebe Place, SW3

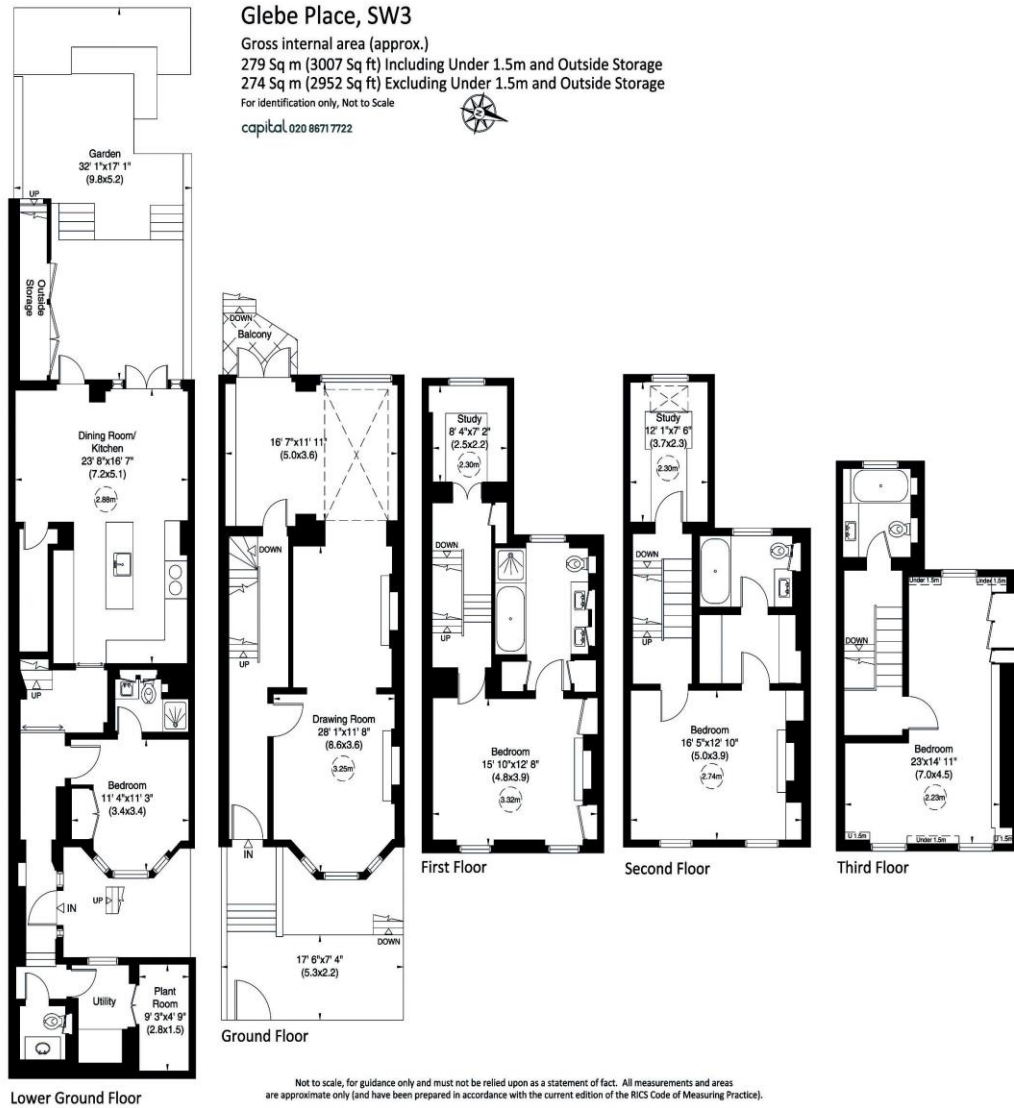
Gross internal area (approx.)

279 Sq m (3007 Sq ft) Including Under 1.5m and Outside Storage

274 Sq m (2952 Sq ft) Excluding Under 1.5m and Outside Storage

For identification only, Not to Scale

capital 020 8871 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).