



CHARLES II PLACE, CHELSEA, SW3  
£808 PER WEEK AVAILABLE NOW

Hamptons  
THE HOME EXPERTS

# { THE PARTICULARS

Charles II Place, Chelsea, SW3

£808 Per Week  
Furnished

-  1 Bedroom
-  1 Bathroom
-  1 Reception

## Features

- Mezzanine bedroom, - One bathroom, - Guest WC, - Porter, - Gated Development, - Garage, - Approx. 622 Sq. Ft (58 Sq. M), - Council Tax Band G

## Council Tax

Council Tax Band G

Hamptons  
7 Lower Sloane Street  
Sloane Square, London, SW1W 8AH  
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# { A BRIGHT AND UNIQUE 1 BEDROOM HOUSE WITH HIGH CEILINGS

## The Property

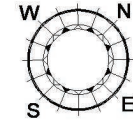
**\*\*SHORT LET ALL BILLS INCLUDED\*\***A bright and unique one bedroom house set in this secure gated portered development, moments from the fashionable Kings Road. The house is entered on the ground floor with internal access to the garage, large walk in wardrobe and guest WC. The first floor offers a wonderful open plan kitchen reception with large gallery windows, double height ceilings and excellent natural light. On the upper mezzanine level is a bedroom complete with good fitted storage and en suite bathroom. Offered furnished.

## Location

Charles II Place is a secure gated development in the heart of Chelsea off Kings Road; offering a superb locality with convenient and enviable access to Marks & Spencer, Waitrose and an abundance of varying fashionable shops, bars, restaurants and boutiques. Closest tube: Sloane Square (Circle and District lines).



# CHARLES II PLACE



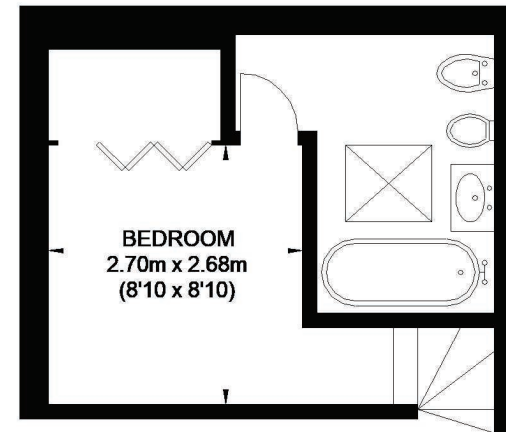
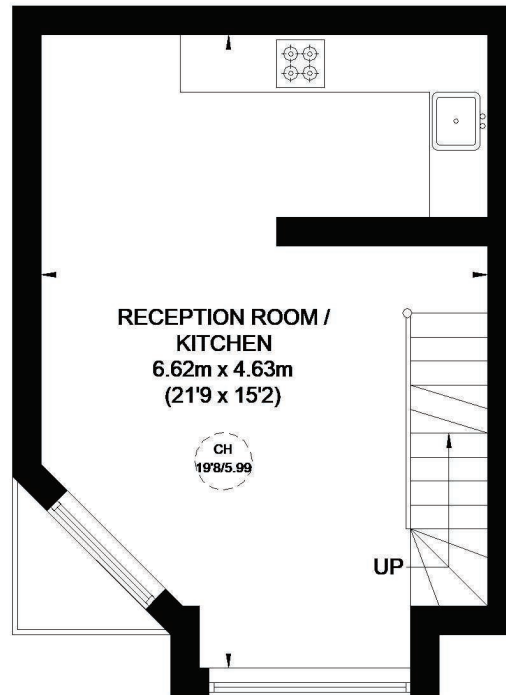
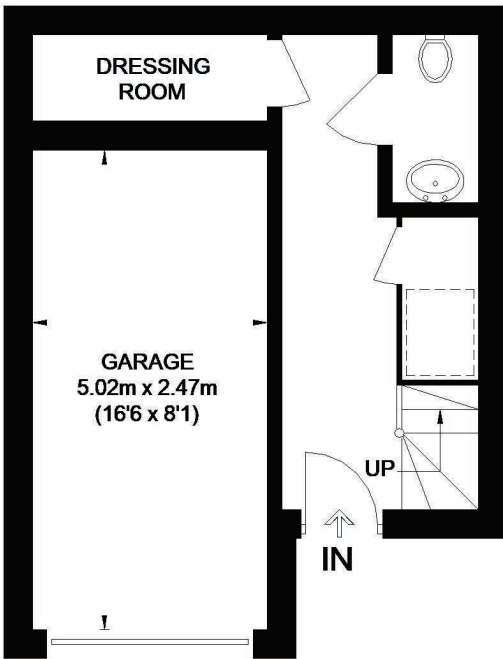
APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)  
 GROUND FLOOR = 128 SQ. FT. (11.9 SQ. M.)  
 FIRST FLOOR = 301 SQ. FT. (28.0 SQ. M.)  
 SECOND FLOOR = 194 SQ. FT. (18.0 SQ. M.)  
 REDUCED HEADROOM  
 9 SQ. FT. (0.8 SQ. M.)  
 TOTAL = 632 SQ. FT. (58.7 SQ. M.)  
 GARAGE = 135 SQ. FT. (12.5 SQ. M.)

-  = CEILING HEIGHT
-  = SKYLIGHT / ROOF WINDOW
-  = REDUCED HEADROOM BELOW 1.5M / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works (Ref: 19/0148/01) (Ref: 19/0148/01)

Energy Efficiency Rating

EPC Pending



SECOND FLOOR

GROUND FLOOR

FIRST FLOOR

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

