SUSAN METCALFE
RESIDENTIAL



Lucas House, Kings Chelsea, Chelsea, SW10

£1,050,000

Bedrooms	2
Bathrooms	2
Surface	813 sqft
Tenure	Leasehold plus share of Freehold
Ground Rent	£150
Service Charge	£8,906
Outdoor Space	Communal Gardens
Parking	Underground Car Park
Council Tax	Council Tax Band: G (RBKC)

BEAUTIFULLY PRESENTED 2-BEDROOM APARTMENT

A beautifully presented 2-bedroom apartment on the 3rd floor (with lift) in the sought-after private gated residential development in Kings Chelsea, Coleridge Gardens, between the Kings Road and the Fulham Road. The apartment is presented in an immaculate condition and offers contemporary living.

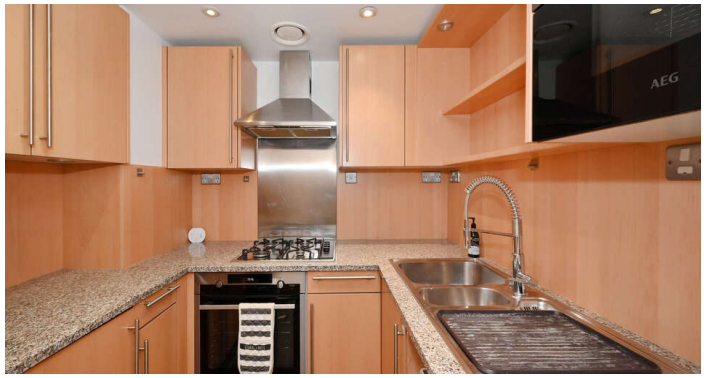
Kings Chelsea residents benefit from 24-hour porterage, security as well as an array of exclusive leisure amenities. Enjoy access to a state-of-the-art gym, refreshing swimming pool, tennis court, and beautifully landscaped communal gardens stretching over 7.5 acres.

Features

entrance hall, reception room, fully fitted kitchen, principal bedroom, en-suite bathroom, second bedroom, shower room, balcony, lift, on-site porter, communal gardens, leisure center, swimming pool, tennis court, gym

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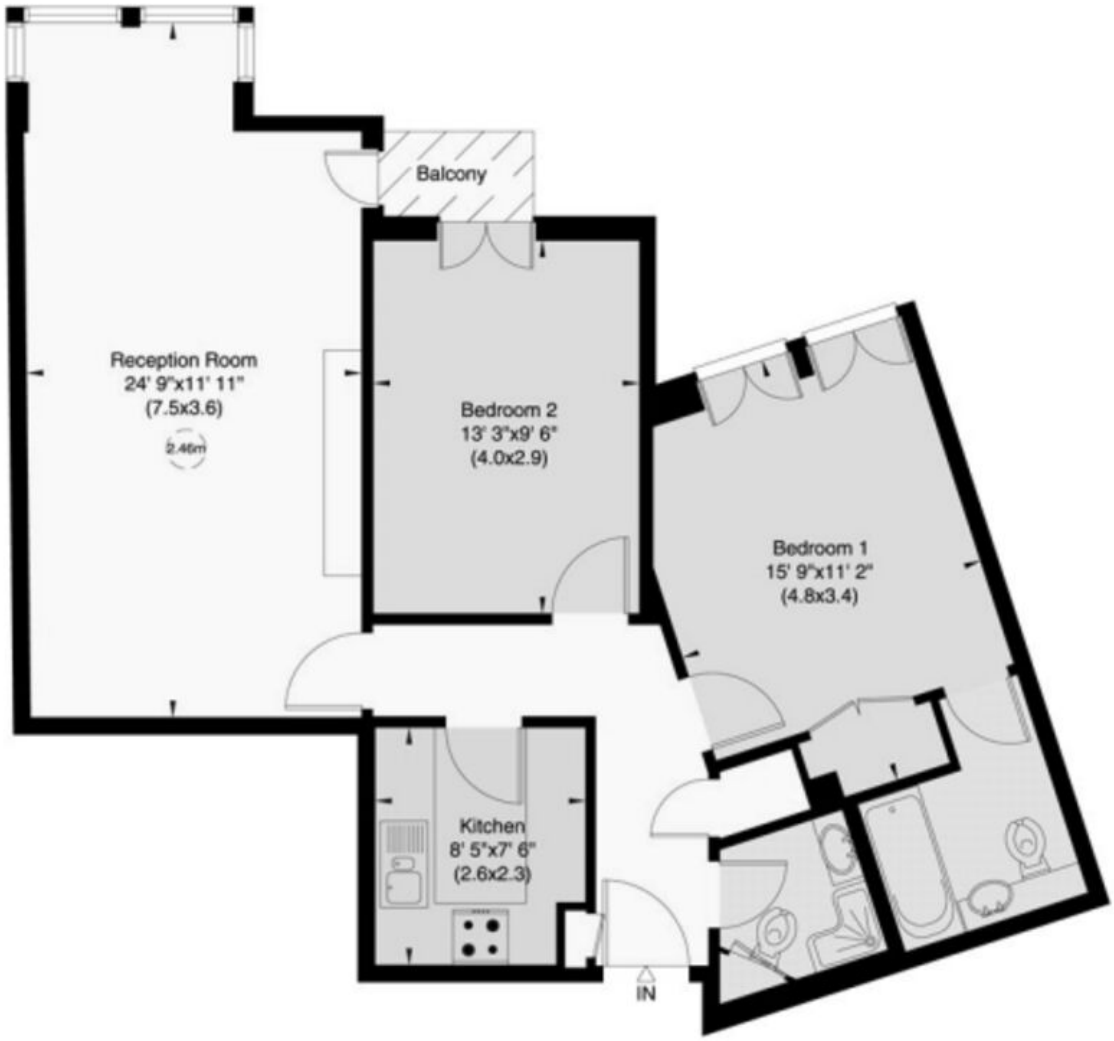
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Lucas House, Kings Road, SW10

Gross internal area (approx.)
76 Sq m (813 Sq ft)
For identification only, Not to Scale

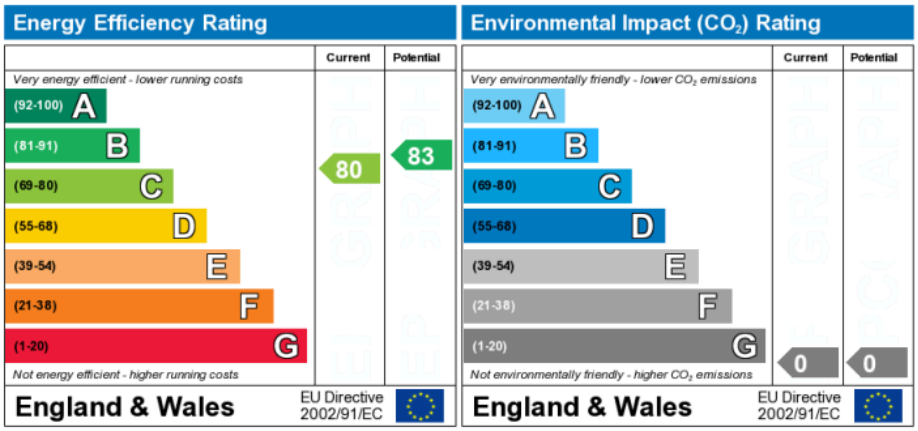
Floor Plan by capital group 020 8671 7722



Third Floor

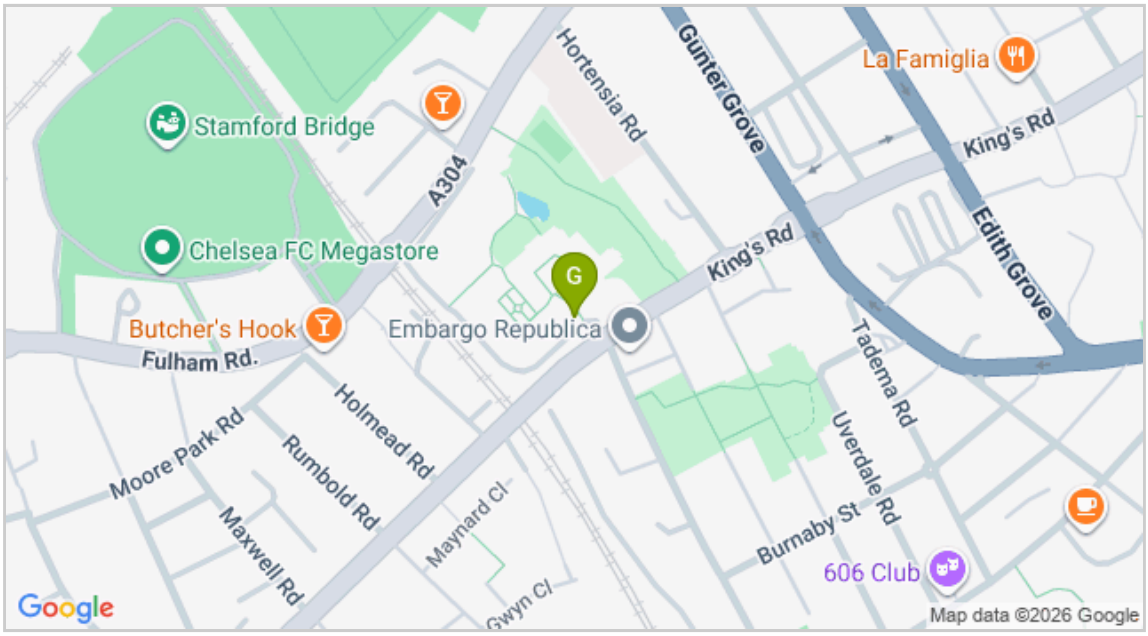
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) 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.