



SUSAN METCALFE  
RESIDENTIAL



## Bredin House, Kings Chelsea, Coleridge Gardens, SW10

£2,250 per week

Bedrooms	5
Bathrooms	4
Furnished	Furnished/Un Furnished
Availability	now
Surface	2255 sqft
Service Charge	£25,000
Outdoor Space	Communal Gardens
Parking	Underground Car Park
Council Tax	Council Tax Band: H (RBKC)

### EXCEPTIONAL 5 BEDROOM APARTMENT

Discover the epitome of luxury living in this exceptional 5-bedroom lateral apartment, ideally situated between the iconic Kings Road and Fulham Road in Chelsea. Spanning a generous 2,255 sq ft, this exceptional residence is presented in an immaculate condition and offers generous contemporary living at its finest. Situated on the 3<sup>rd</sup> floor (with lift access), the apartment enjoys stunning un-interrupted views over the perfectly kept lush and tranquil communal gardens.

Nestled within the prestigious and much sought-after Kings Chelsea private residential development, residents benefit from 24-hour portage and security as well as an array of exclusive leisure amenities. Enjoy access to a state-of-the-art gym, refreshing swimming pool, tennis courts, and beautifully landscaped communal gardens that stretch over 7.5 acres.

#### Features

entrance hall, reception room, separate eat-in fully fitted kitchen, 5 double bedrooms, 4 bathrooms (3 en-suite), lift, concierge, 24h security, gym, pool and tennis courts, communal gardens, 2 parking spaces.

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349 [www.susanmetcalfe.com](http://www.susanmetcalfe.com) [info@susanmetcalfe.com](mailto:info@susanmetcalfe.com)





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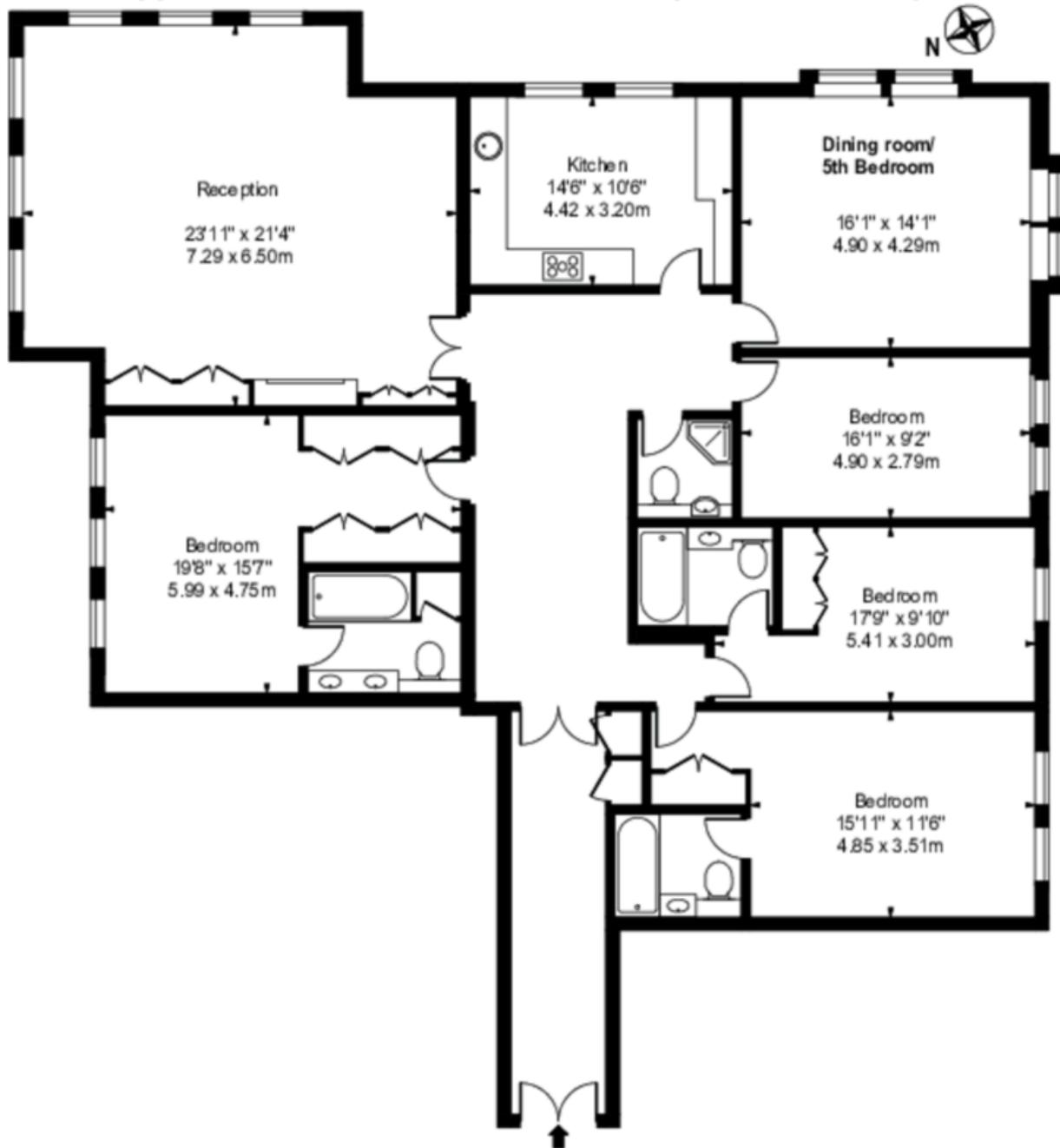




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## Bredin House

Approx. Gross Internal Area 2255 Sq Ft - 209.50 Sq M



Third 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.

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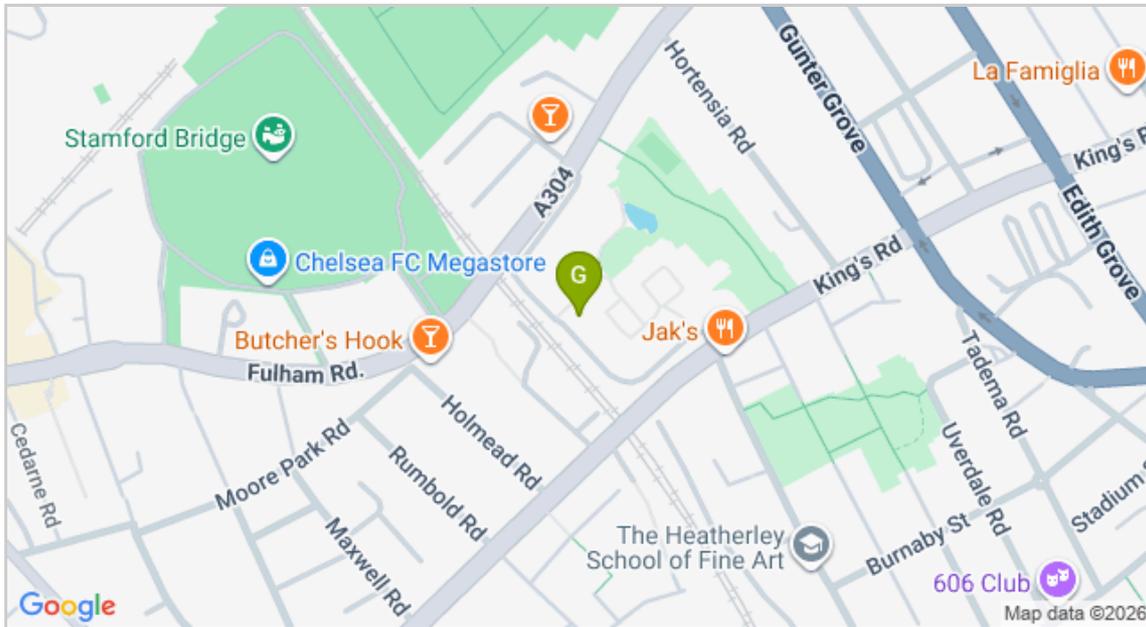


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	67	67	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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 (CO<sub>2</sub>) 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.

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