



SUSAN METCALFE
RESIDENTIAL



Francis House, Coleridge Gardens, SW10

£2,300,000

Bedrooms	3
Bathrooms	3
Surface	1508 sqft
Tenure	Leasehold plus share of Freehold 975 years
Service Charge	£17,710
Outdoor Space	Communal Gardens
Parking	Underground Car Park
Council Tax	Council Tax Band: G (RBKC)

STUNNING 3-BEDROOM APARTMENT

An elegant and bright 3-bedroom apartment on the 5th floor (with lift) offering stunning views of the beautifully kept communal gardens of the sought-after Kings Chelsea private gated residential development off the Kings Road. The generous reception room leads to a spacious open-plan kitchen featuring a granite top breakfast bar, complemented by exquisite stone & wood finished floors throughout the apartment which is fully air conditioned. The 3 double bedrooms each have plenty of built-in storage, there are also 3 marble bathrooms. The property comes with one underground parking space and one storage unit.

Kings Chelsea residents benefit from 24-hour portering 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 glorious 7.5 acres.

Features

entrance hall, reception room, open plan kitchen with breakfast bar, 3 double bedrooms, 3 bathrooms, air conditioning, lift, parking space, storage unit, on-site porter, 24 hour security, communal gardens, leisure centre.

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

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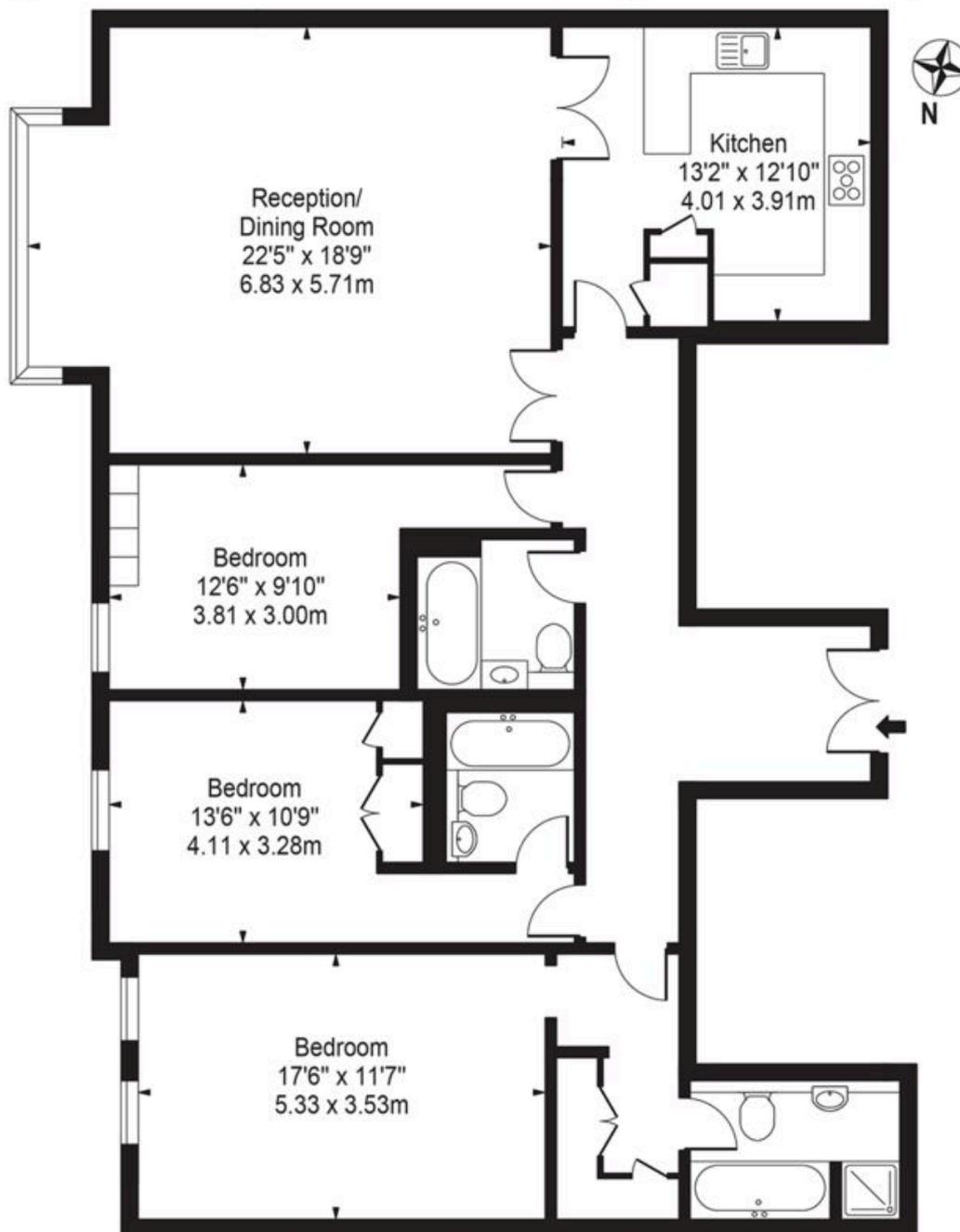




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Approx. Gross Internal Area 1508 Sq Ft - 140.10 Sq M



Fifth 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.

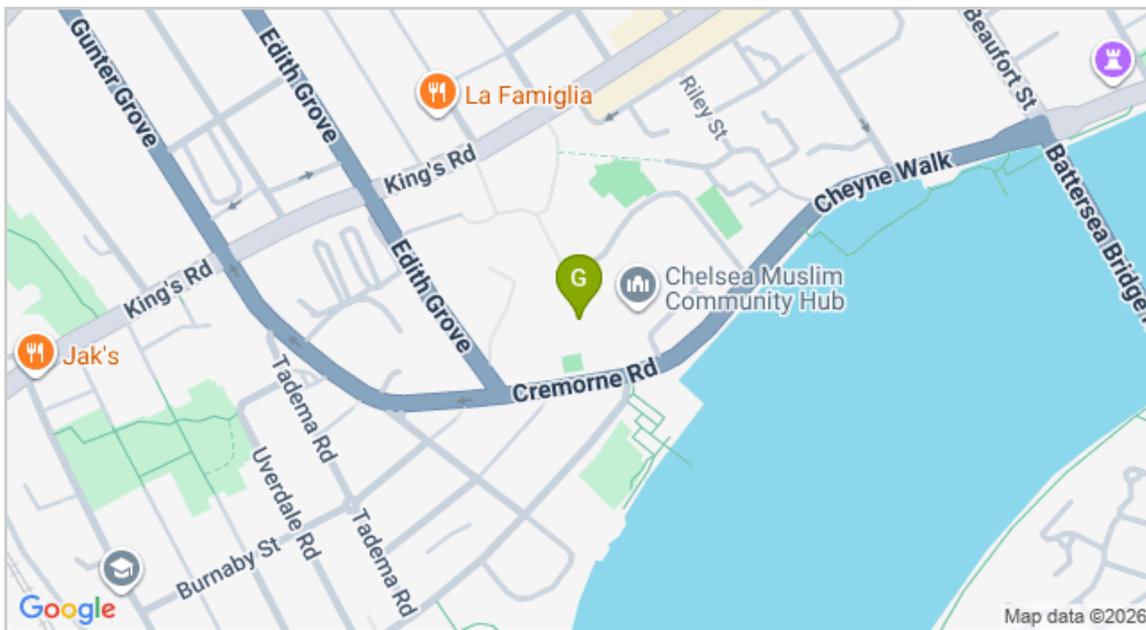


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			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 (CO₂) 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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