



SUSAN METCALFE
RESIDENTIAL



Fawcett Court, Fawcett Street, Chelsea, SW10

£1,850,000

Bedrooms	3
Bathrooms	2
Surface	1491 sqft
Tenure	Leasehold plus share of Freehold 973 years
Service Charge	£4,739
Outdoor Space	Communal Gardens
Parking	Residents Permit
Council Tax	Council Tax Band: G RBKC

ELEGANT AND SPACIOUS 3-BEDROOM GARDEN FLAT

A unique opportunity to acquire a 3-bedroom ground floor apartment in an elegant and well-maintained Victorian building on Fawcett Street, Chelsea.

With plenty of charm, the apartment is flooded with natural light with views over the pretty communal gardens enjoyed and accessed via double French doors leading from the dining room and open-plan kitchen.

There are 3 good-sized double bedrooms and 2 bathrooms (including one en-suite).

The flat comes with a storage room in the basement.

In addition to the pretty and well-maintained communal gardens on the ground floor, there is a large roof terrace with infinite views over Chelsea which can be accessed via the building's lift, for use by the residents.

Features

entrance hall, double reception room, dining room, open plan kitchen, principal bedroom, en-suite family bathroom, second double bedroom, shower room, 3rd bedroom, storage room, access to communal gardens, access to roof terrace, lift.

10 HOLLYWOOD ROAD CHELSEA SW10 9HY

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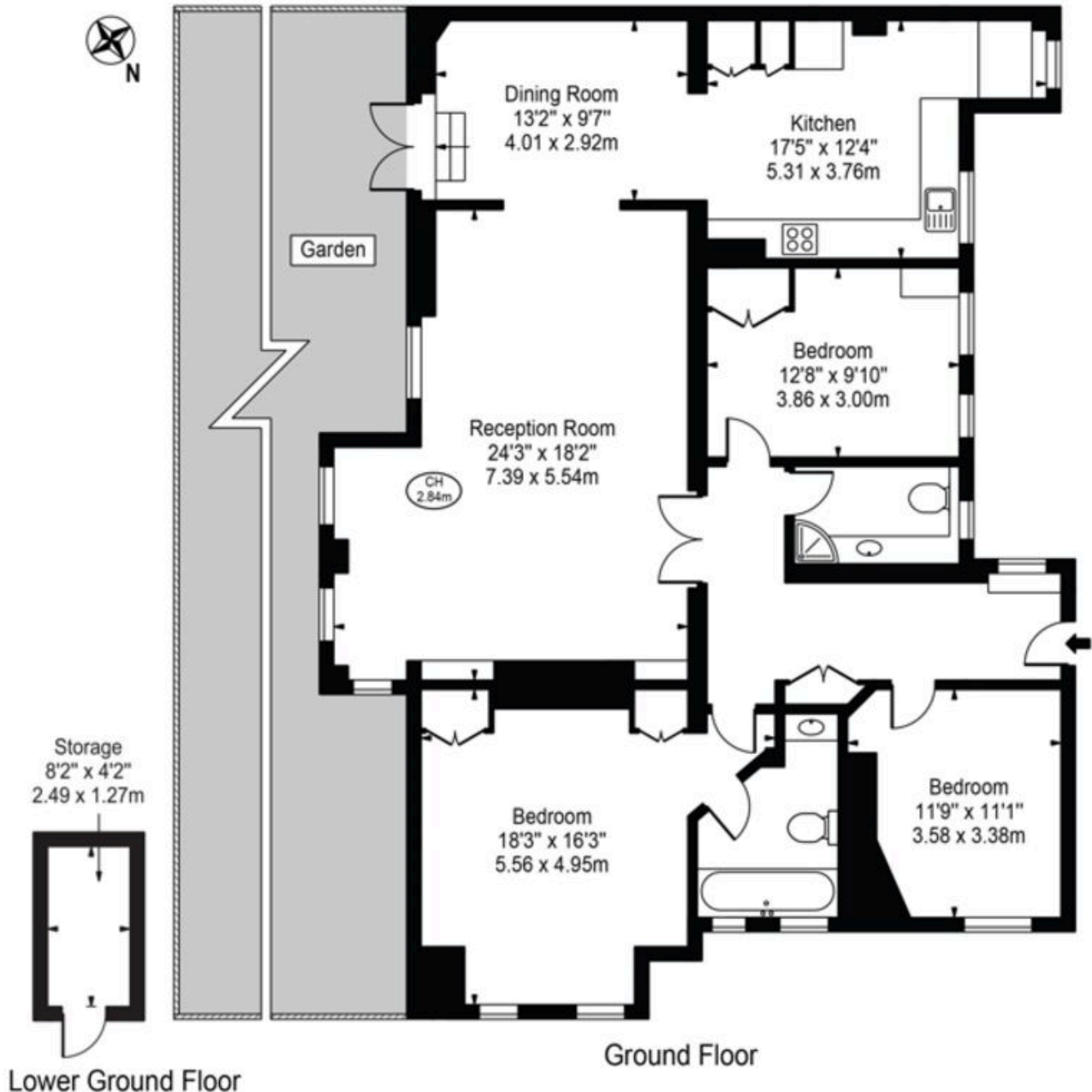


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Approx. Gross Internal Area 1491 Sq Ft - 138.52 Sq M
(Excluding Storage)

Approx. Gross Internal Area Of Storage 34 Sq Ft - 3.16 Sq M



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.

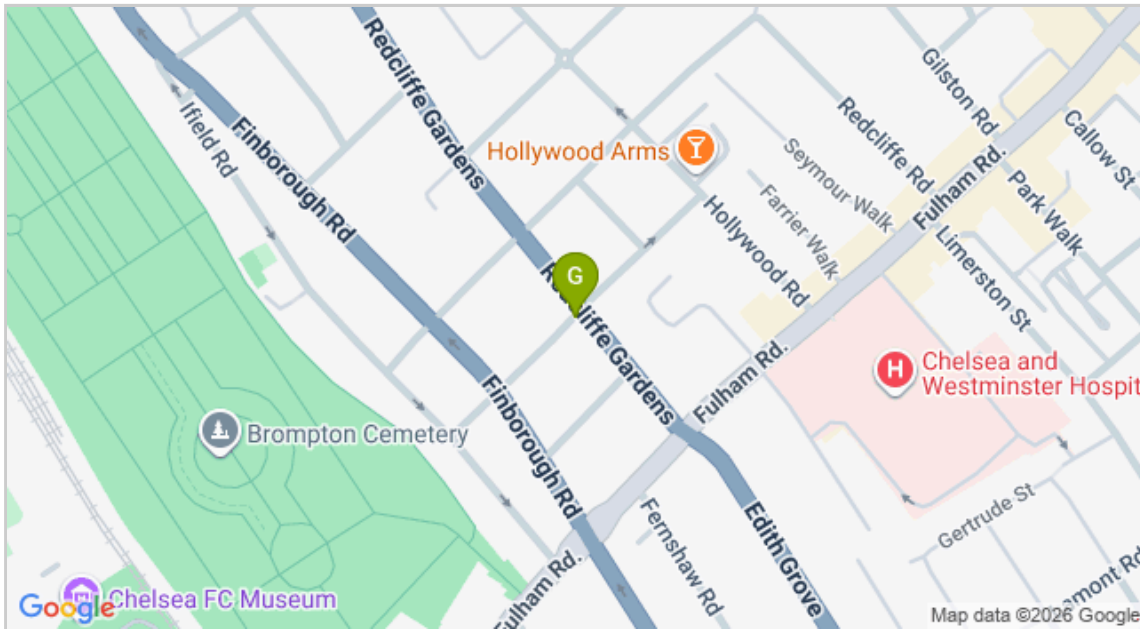


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(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
		77	
	66		
			0
			0
England & Wales	EU Directive 2002/91/EC		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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