



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 porterage 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.

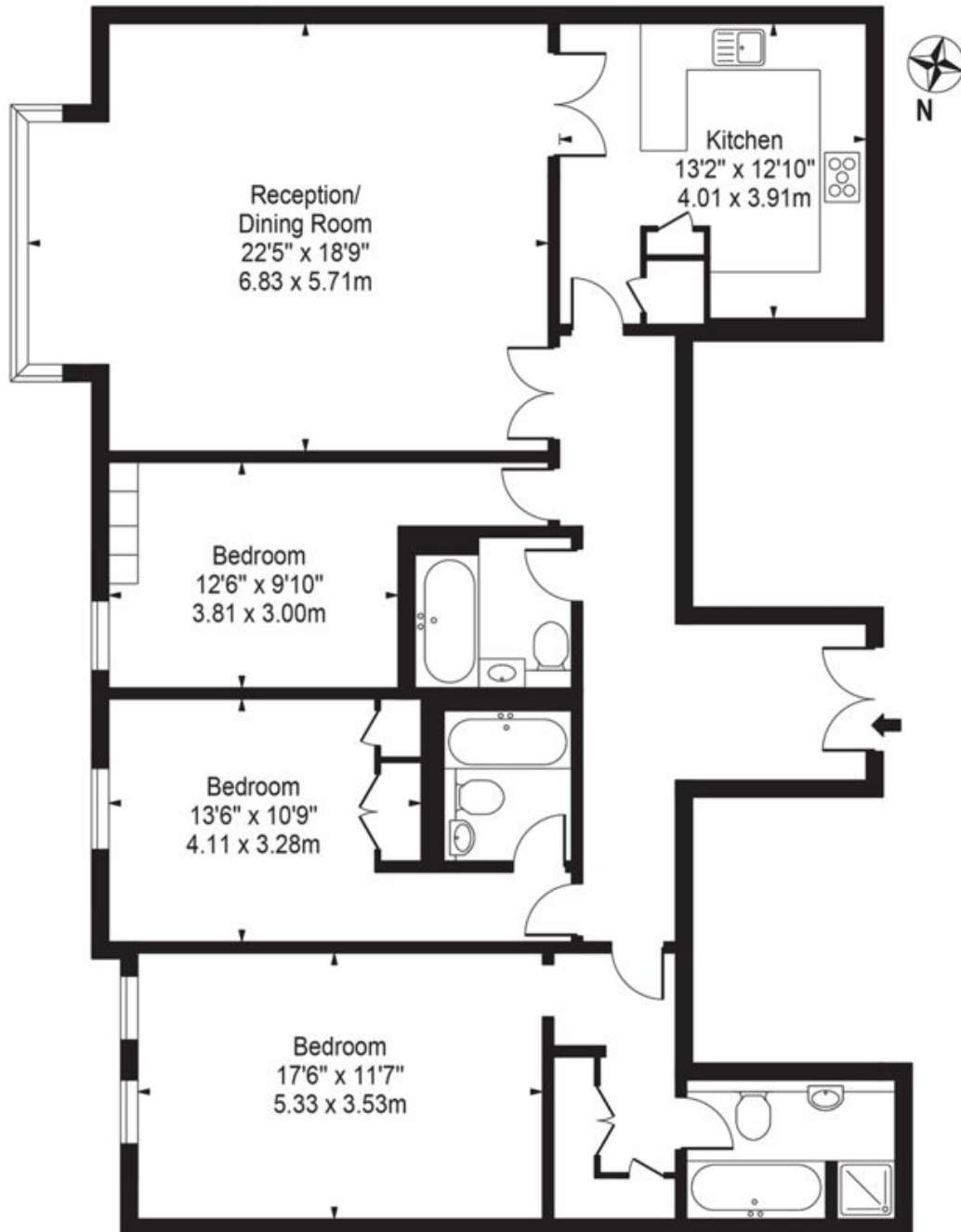




SUSAN METCALFE
RESIDENTIAL

Francis House

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

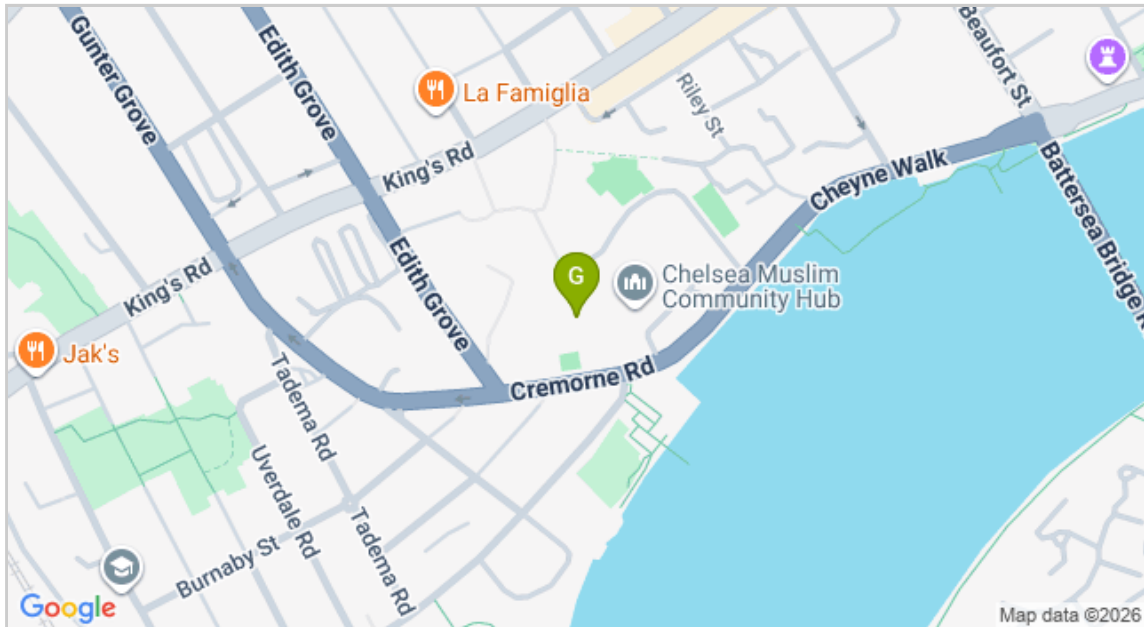


Fifth Floor

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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 (CO ₂) emissions. The higher the rating the less impact it has on the environment.		



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