



SUSAN METCALFE
RESIDENTIAL



Cathcart Road, Chelsea, SW10

£725,000

Bedrooms	2	2-BEDROOM GARDEN APARTMENT
Bathrooms	2	A bright and spacious 2-bedroom garden apartment with large windows and high-quality neutral finishes throughout. The apartment benefits from a spacious reception room complemented by wood flooring and plenty of natural light. There are two patios demised to the flat. The secluded private garden patio at the rear of the property is accessed via French doors from the principal bedroom. For those with a vision to expand, there is the possibility to add a conservatory-style extension over the rear garden patio, subject to the necessary planning permissions. Cathcart Road is moments from the lively hub of Hollywood Road and the Fulham Road with all its restaurants, shops and galleries the area is renowned for.
Surface	759 sqft	
Tenure	Leasehold plus share of Freehold 985 years	
Service Charge	£2,670	
Outdoor Space	Garden	
Parking	Residents Permit	
Council Tax	Council Tax Band: D RBKC	
		Features
		private entrance, entrance hall, reception room, principal bedroom, en-suite bathroom, second bedroom, guest cloakroom/shower room, utility room, front patio, rear garden.

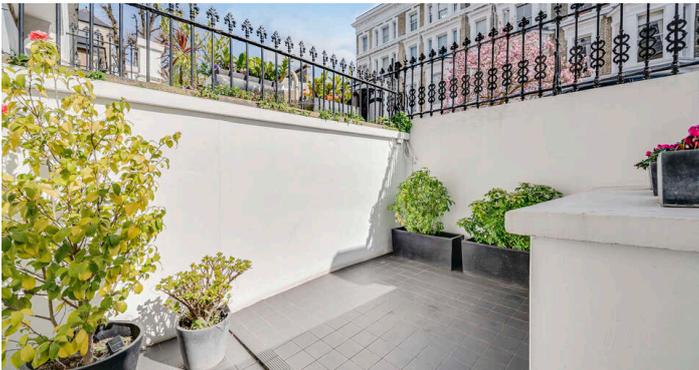
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Approximate Gross Internal Area = 759 sq ft / 70.5 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 7 sq ft / 0.7 sq m

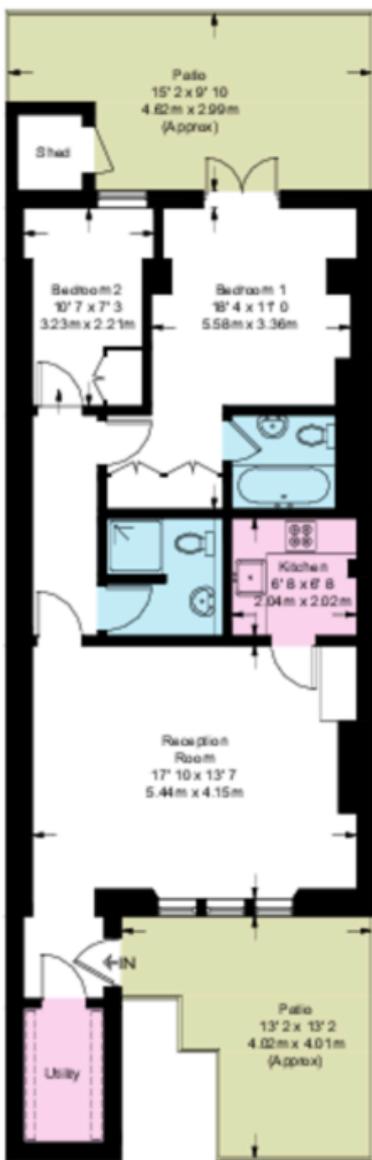
Shed = 15 sq ft / 1.4 sq m

Total = 781 sq ft / 72.6 sq m

This Floor plan is for GUIDANCE ONLY and NOT FOR VALUATION purposes



 = Reduced headroom to be low 1.5m / 5'0"



Lower Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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