



Cathcart Road, Chelsea, SW10

£635,000

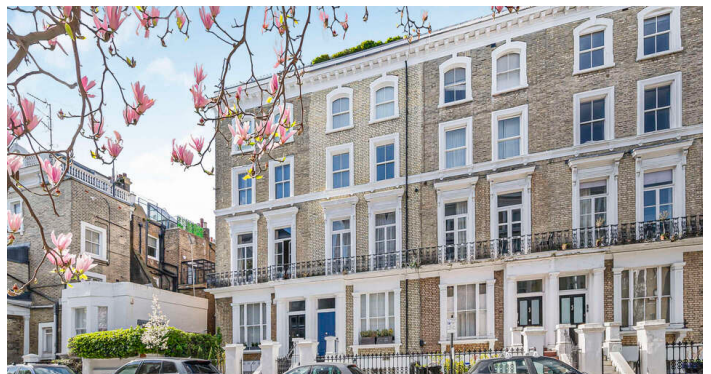
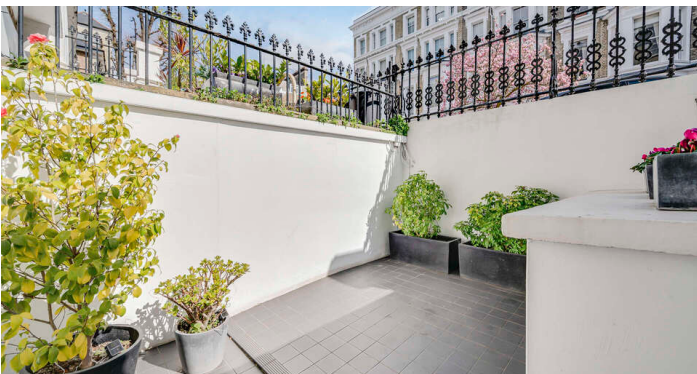
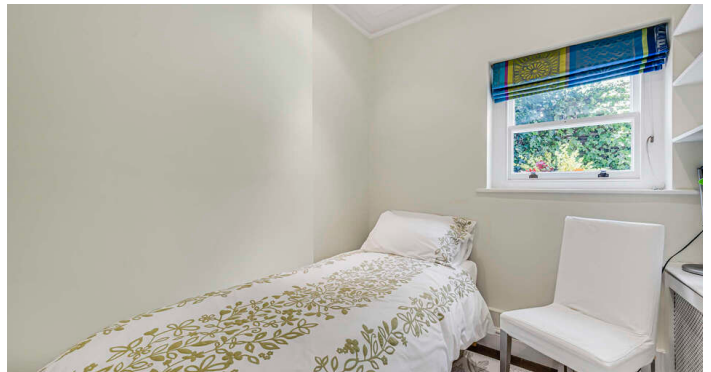
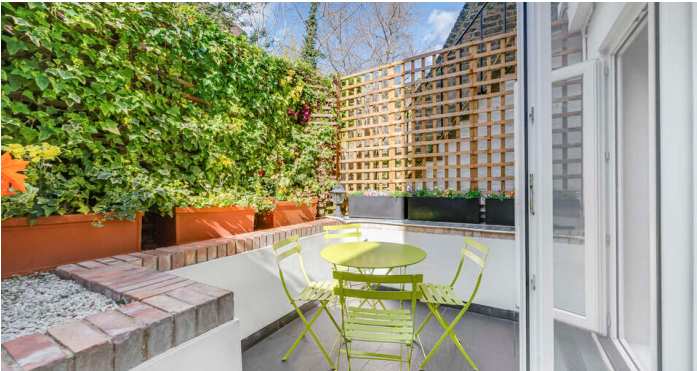
Bedrooms	2
Bathrooms	2
Surface	759 sqft
Tenure	Leasehold plus share of Freehold 985 years
Service Charge	£2,715
Outdoor Space	Garden
Parking	Residents Permit
Council Tax	Council Tax Band: D RBKC

2-BEDROOM GARDEN APARTMENT

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.

Features

private entrance, entrance hall, reception room, principal bedroom, en-suite bathroom, second bedroom, guest cloakroom/shower room, utility room, front patio, rear garden.



Cathcart Road

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

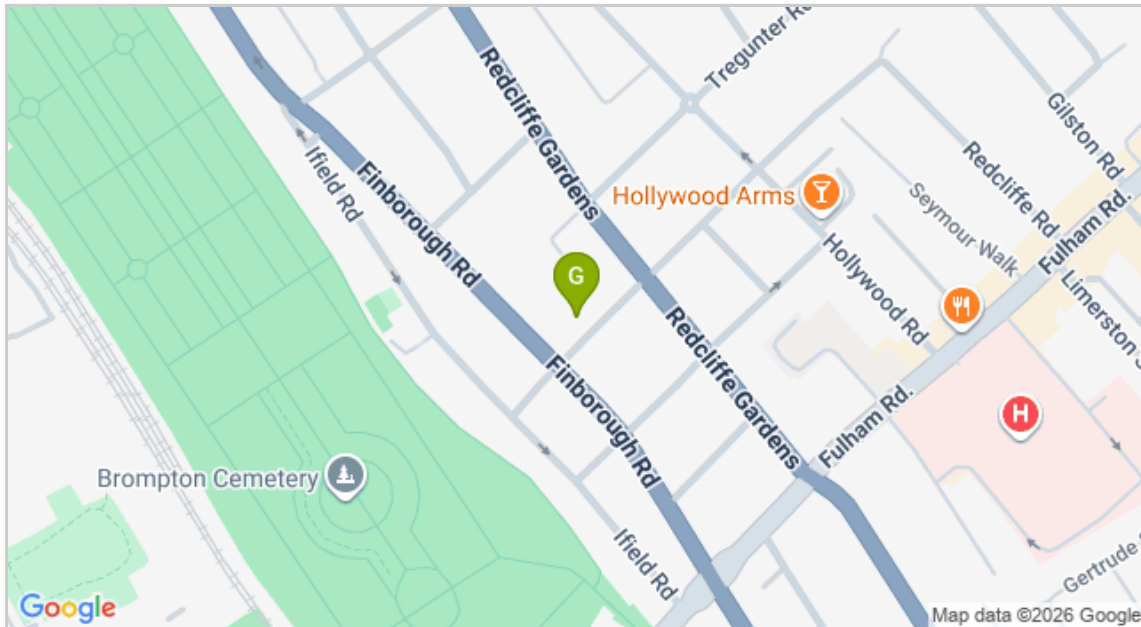
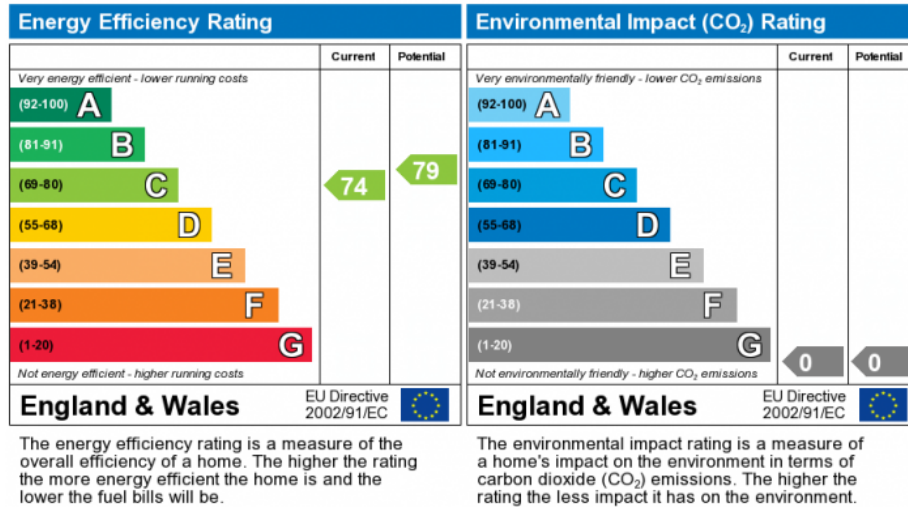
This Floor plan is for GUIDANCE ONLY and NOT FOR VALUATION purposes



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.



SUSAN METCALFE
RESIDENTIAL



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.



10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

www.susanmetcalfe.com

info@susanmetcalfe.com

