



SUSAN METCALFE  
RESIDENTIAL



## Francis House, Coleridge Gardens, Kings Road, Chelsea, SW10

£725,000

Bedrooms	1
Bathrooms	1
Surface	613 sqft
Tenure	Not Applicable
Outdoor Space	Communal Gardens
Parking	Underground Car Park
Council Tax	Council Tax Band: F (RBKC)

### SPACIOUS ONE BEDROOM APARTMENT

Spacious one bedroom flat situated on the ground floor in the sought-after Kings Chelsea development which is set over 7 acres of beautifully kept communal gardens and includes access to a gym, swimming pool and tennis courts. The development also benefits from 24 hour portage. The flat comes with one private parking space.

#### Features

entrance hall, reception room, separate fully fitted kitchen, double bedroom, bathroom, underground parking space, on-site leisure complex with gym, swimming pool, 24 hour security, porter, gated development

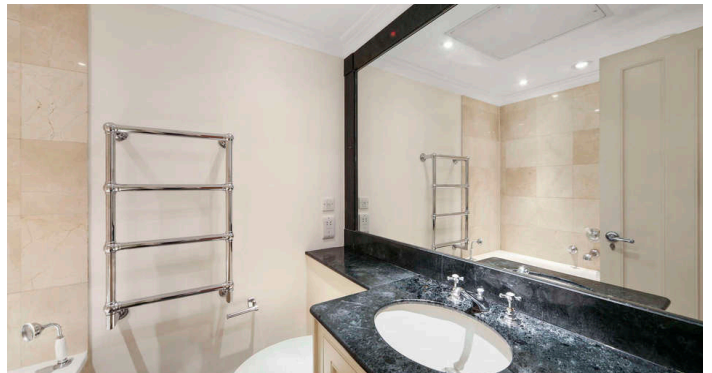
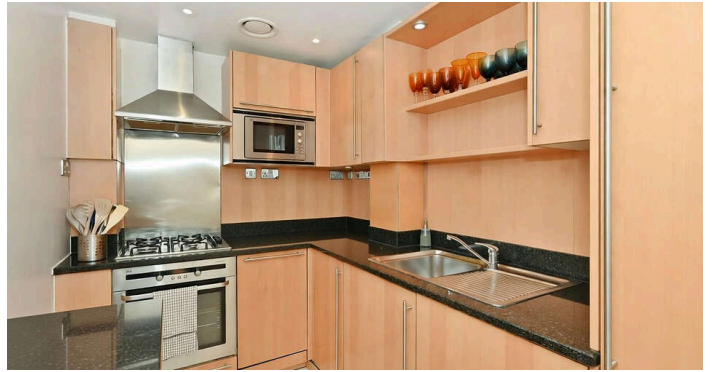
10 HOLLYWOOD ROAD CHELSEA SW10 9HY

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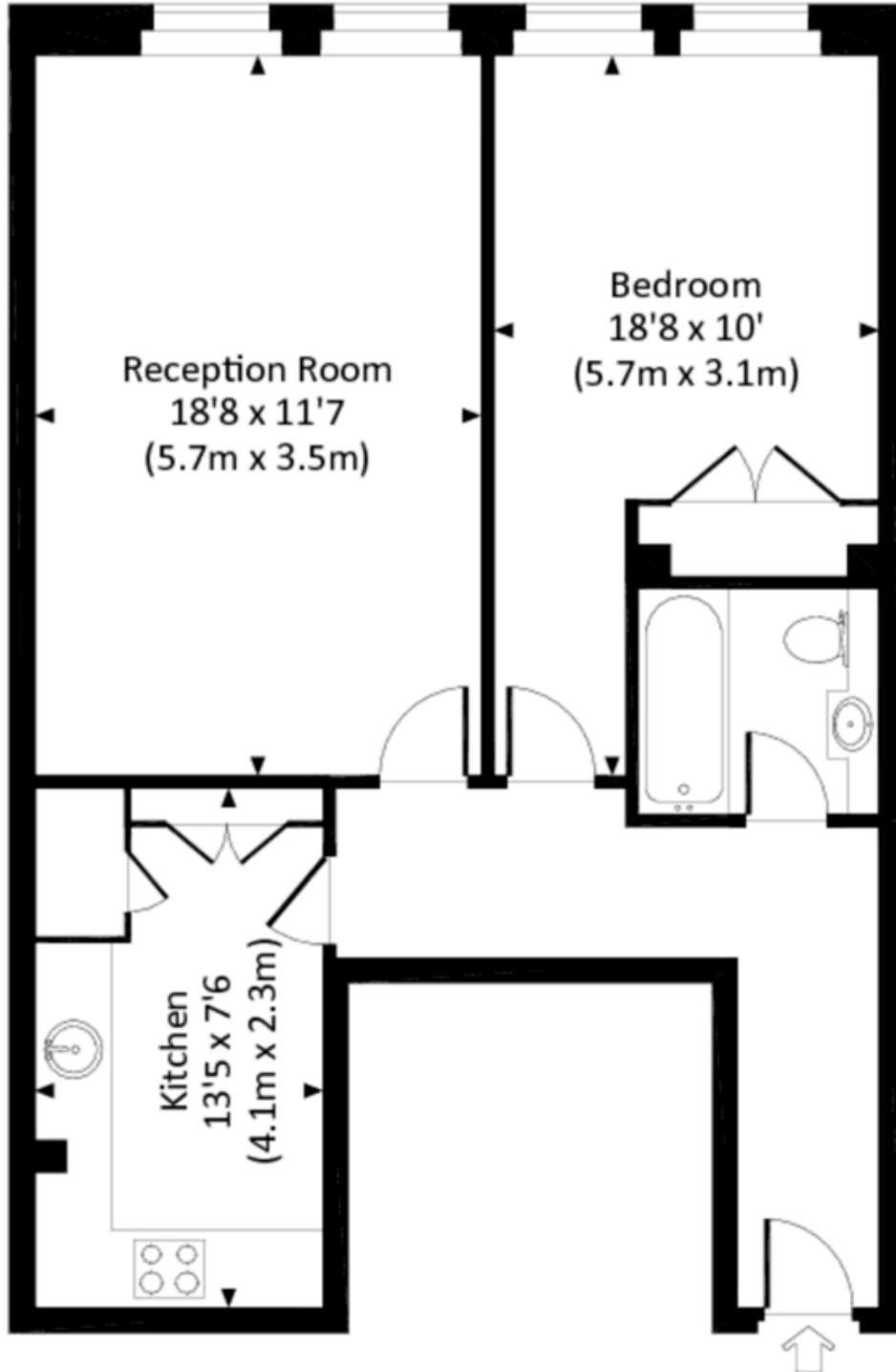




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**KING'S ROAD, SW10**

Approx. gross internal area  
613 Sq Ft. / 56.9 Sq M.



**GROUND FLOOR**



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.dowlingjones.com COO 7610 0011

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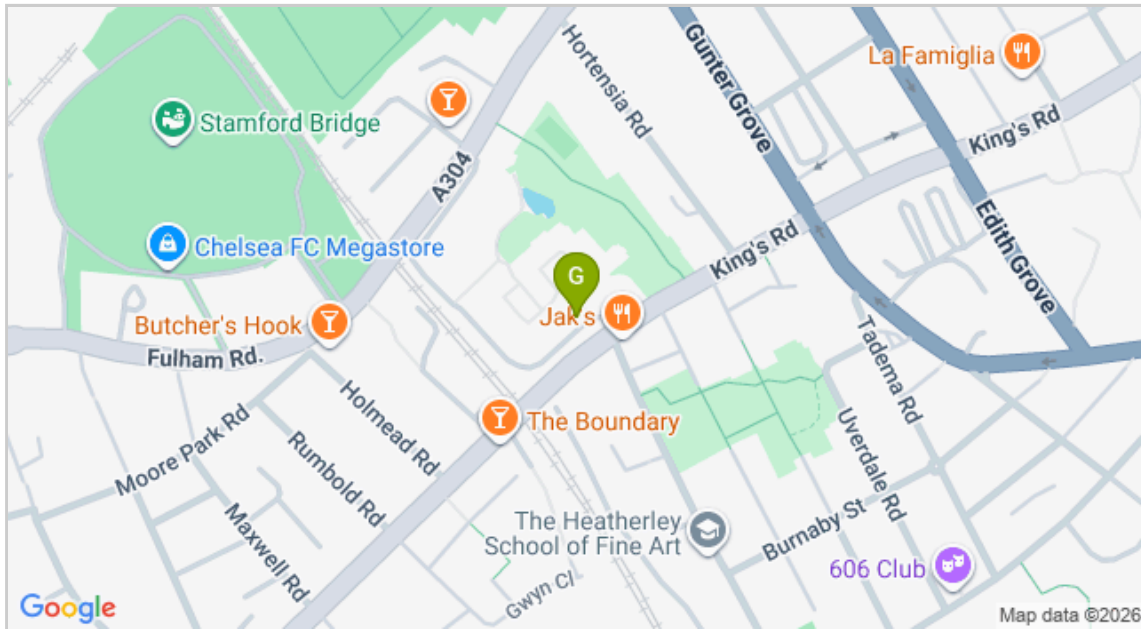


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>76</b>	<b>76</b>

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<sub>2</sub>) 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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