



## 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.

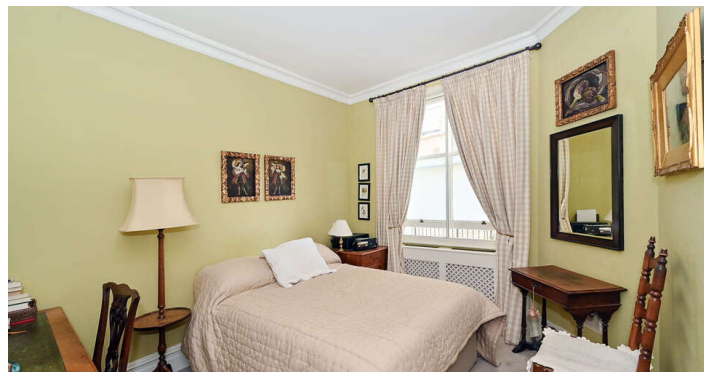
There are 3 good-sized double bedrooms and 2 bathrooms (including one en-suite).

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

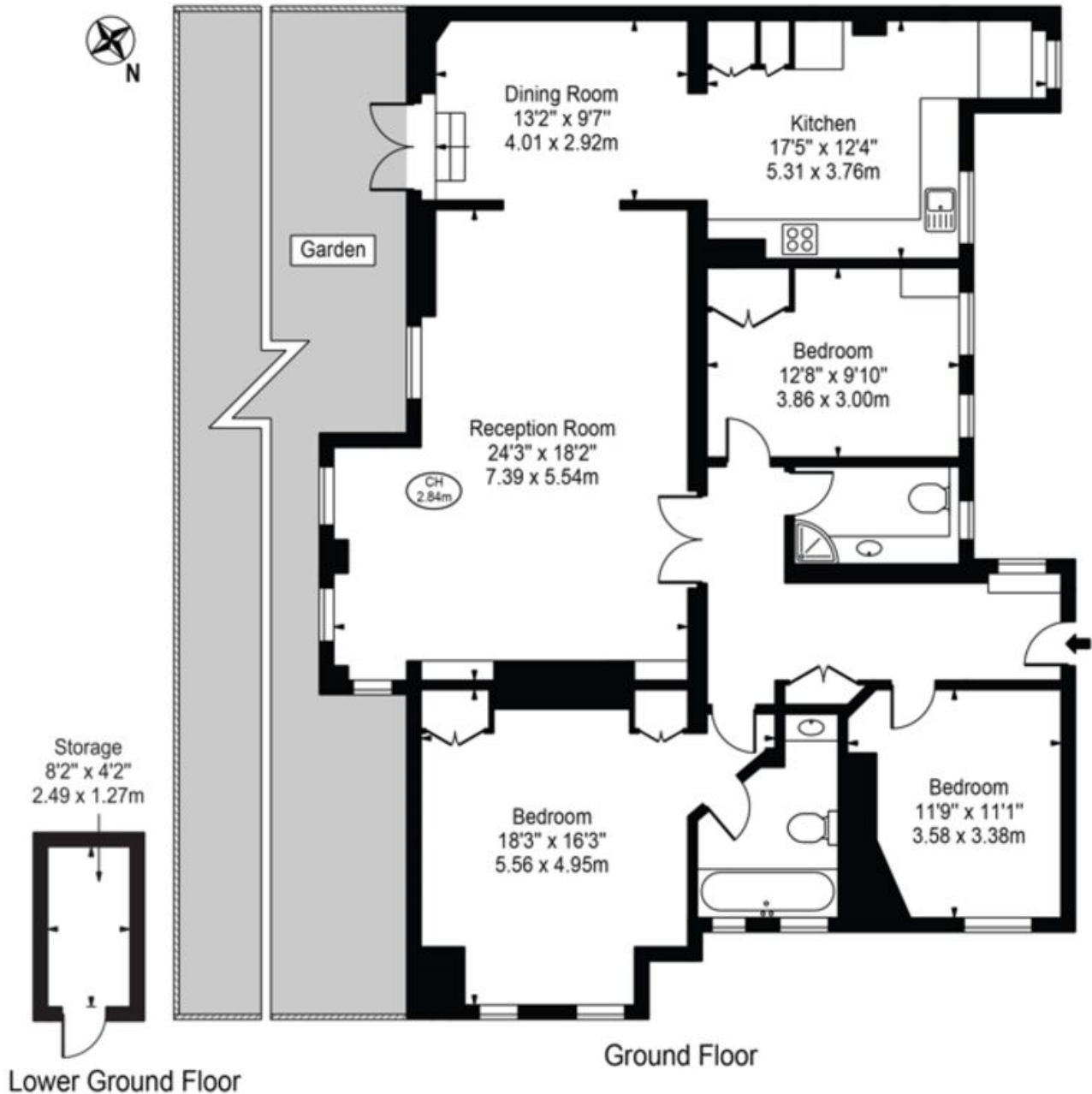
entrance hall, double reception room, dining room, open plan kitchen, principal bedroom, en-suite family bathroom, second double bedroom, shower room, 3rd bedroom, storage room, access to communal gardens, access to roof terrace, lift.



## Fawcett Court

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



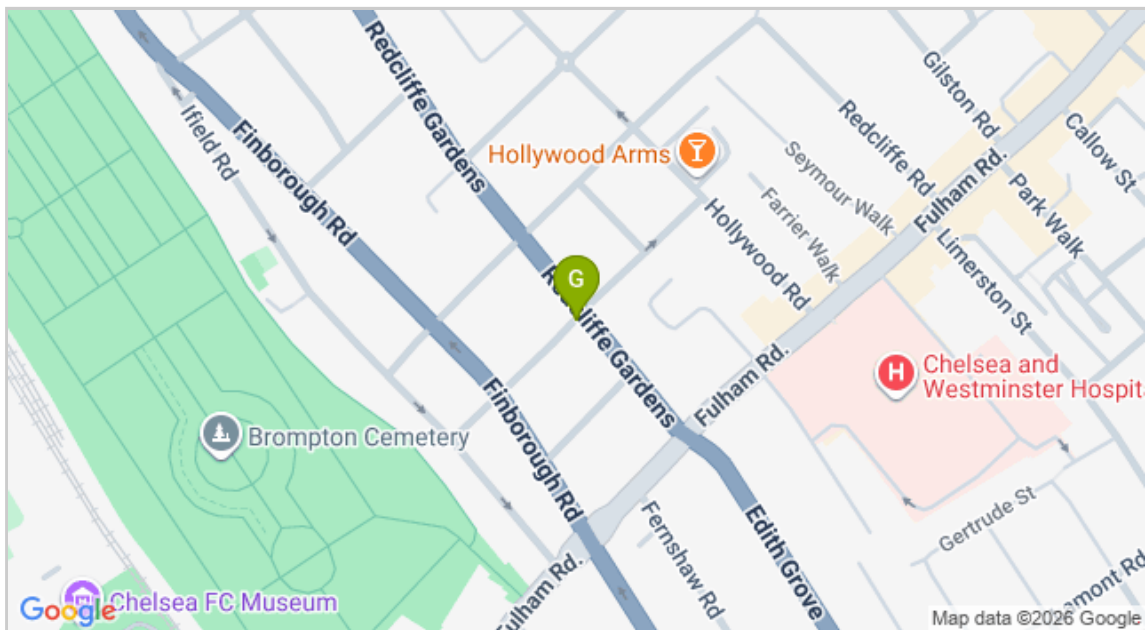
**For Illustration Purposes Only - Not To Scale**

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.

| Energy Efficiency Rating                                                                                                                                                                                                                                                                    |         | Environmental Impact Rating (CO <sub>2</sub> ) Rating                                                                                                |                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
|                                                                                                                                                                                                                                                                                             | Current | Potential                                                                                                                                            |                  |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |         | <p><b>66</b></p>                                                                                                                                     | <p><b>77</b></p> |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                           |         | <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>  |                  |

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.



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