



SUSAN METCALFE  
RESIDENTIAL



## Finborough Road, Chelsea

£475,000

Bedrooms	1
Bathrooms	1
Surface	449 sqft
Tenure	Leasehold plus share of Freehold 164 years
Service Charge	£2,916
Outdoor Space	Balcony
Parking	Residents Permit
Council Tax	Council Tax Band:C (RBKC)

### BRIGHT ONE-BEDROOM FLAT

A very bright one-bedroom apartment on the first floor of this classic Victorian conversation high ceilings (3m+) with the original cornicing details. The open plan kitchen and the living room benefit from 3 large bay windows. The bedroom is quietly situated at the rear and has an en-suite shower room. There is a utility room demised to the flat on the half landing offering additional storage facility

#### Features

entrance hall, reception room, open plan kitchen, bedroom, en-suite shower room, 2 storage/utility rooms, balcony.



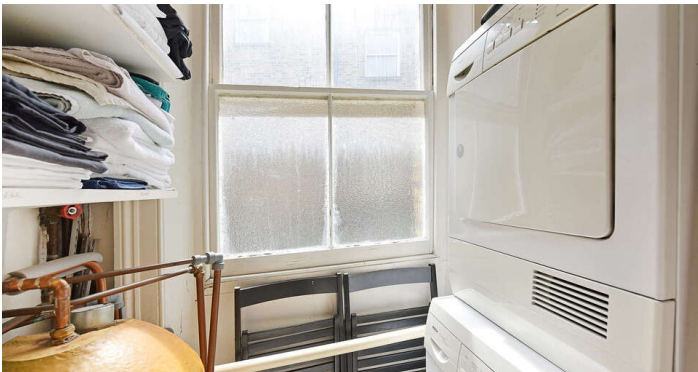
10 HOLLYWOOD ROAD CHELSEA SW10 9HY

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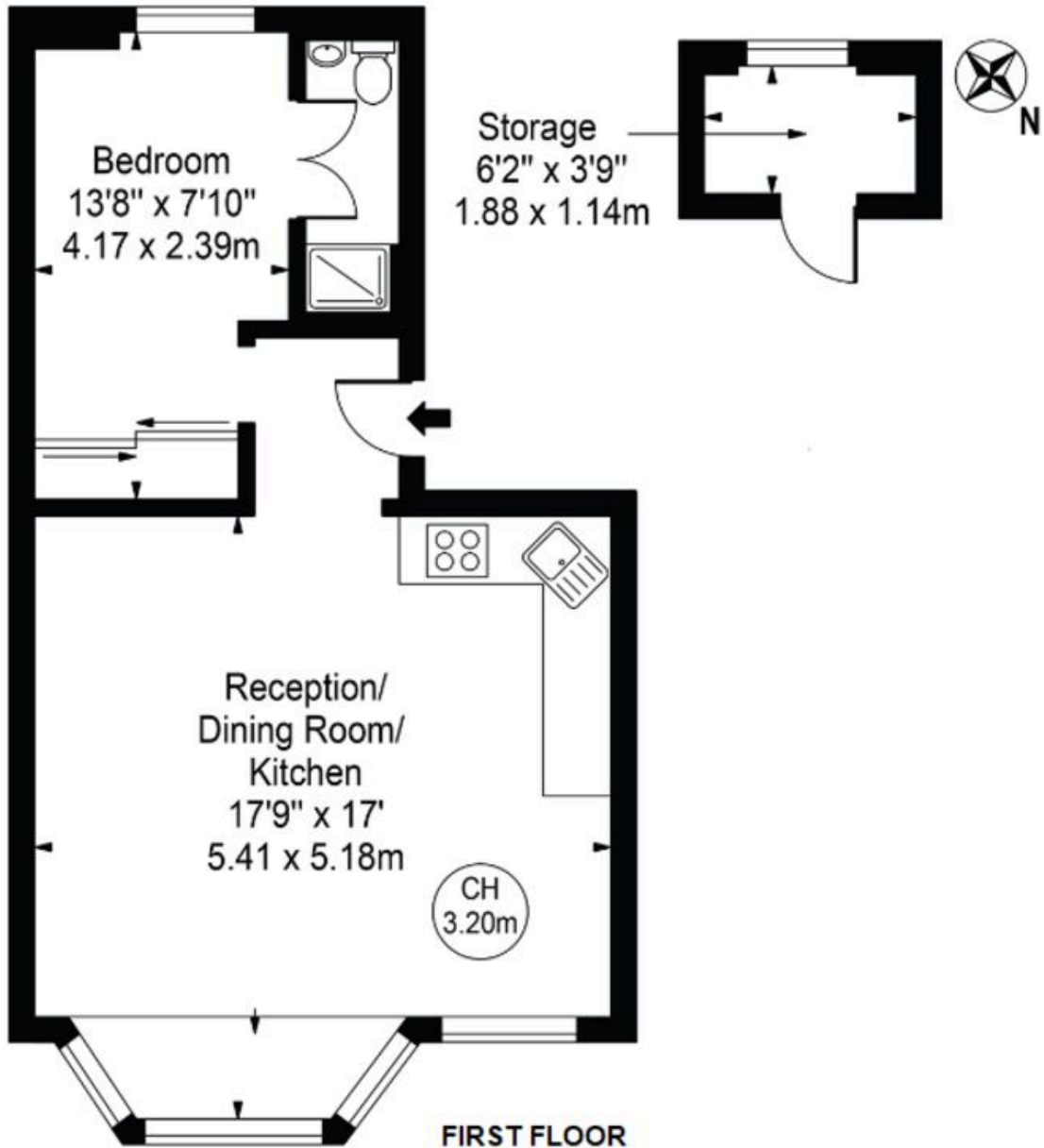


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## Finborough Road

Approx. Gross Internal Area 426 Sq Ft - 39.58 Sq M  
(Excluding Storages)

Approx. Gross Internal Area Of Storage 23 Sq Ft - 2.14 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.

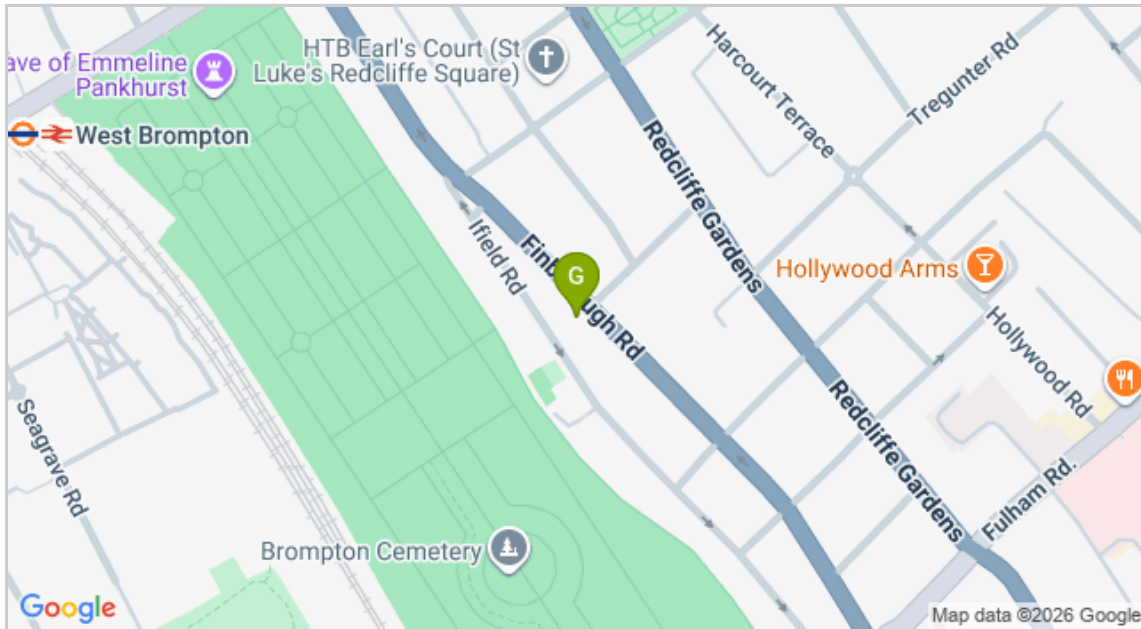


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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <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>England &amp; Wales</b>	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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



IMPORTANT NOTICE

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