



Eardley Crescent, Earls Court, SW5

£1,500,000

Bedrooms	3
Bathrooms	1
Surface	1095 sqft
Tenure	Leasehold plus share of Freehold 900 years
Service Charge	£2,000
Outdoor Space	Roof Terrace
Parking	Residents Permit
Council Tax	Council Tax Band: F RBKC

STUNNING 3-BEDROOM DUPLEX WITH ROOF TERRACE

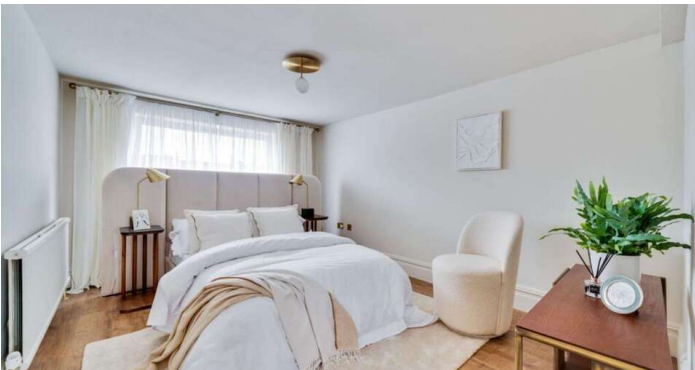
A unique three-bedroom duplex apartment arranged over the second and third floors of an attractive Victorian building on sought-after Eardley Crescent, just moments from Earl's Court.

The property benefits from direct access to a private roof terrace with far-reaching views across the London skyline. Finished to a high standard throughout, the apartment offers contemporary open-plan living with wood flooring, integrated lighting, a modern fitted kitchen with marble worktops and integrated appliances, and stylish marble-finished bathrooms.

Presented in excellent condition, this well-designed home combines generous living space with high-quality finishes in a prime central London location. Available for a short let: minimum 1 month and maximum 3 months.

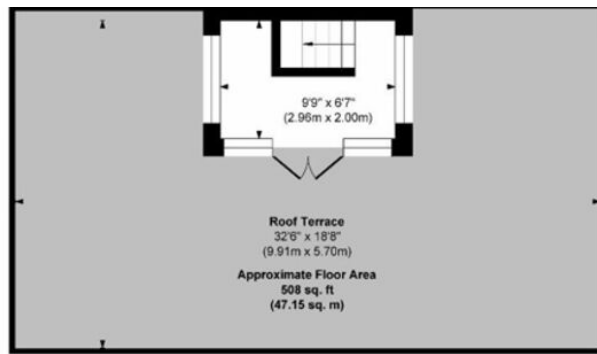
Features

entrance hall, reception room/open plan kitchen, 3 double bedrooms, family bathroom, guest wc, internal staircase, roof terrace.





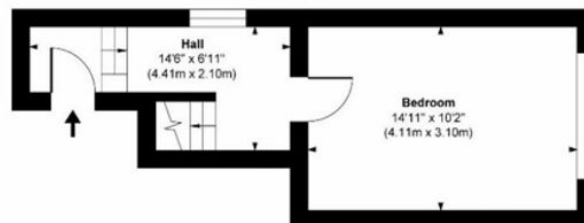
SUSAN METCALFE
RESIDENTIAL



Fourth Floor
Approximate Floor Area
64 sq. ft
(5.92 sq. m)



Third Floor
Approximate Floor Area
796 sq. ft
(73.92 sq. m)



Second Floor
Approximate Floor Area
235 sq. ft
(21.84 sq. m)

Approx. Gross Internal Floor Area 1095 sq. ft / 101.68 sq. m (Excluding Roof Terrace)

10 HOLLYWOOD ROAD CHELSEA SW10 9HY



020 7581 3349 www.susanmetcalfe.com info@susanmetcalfe.com

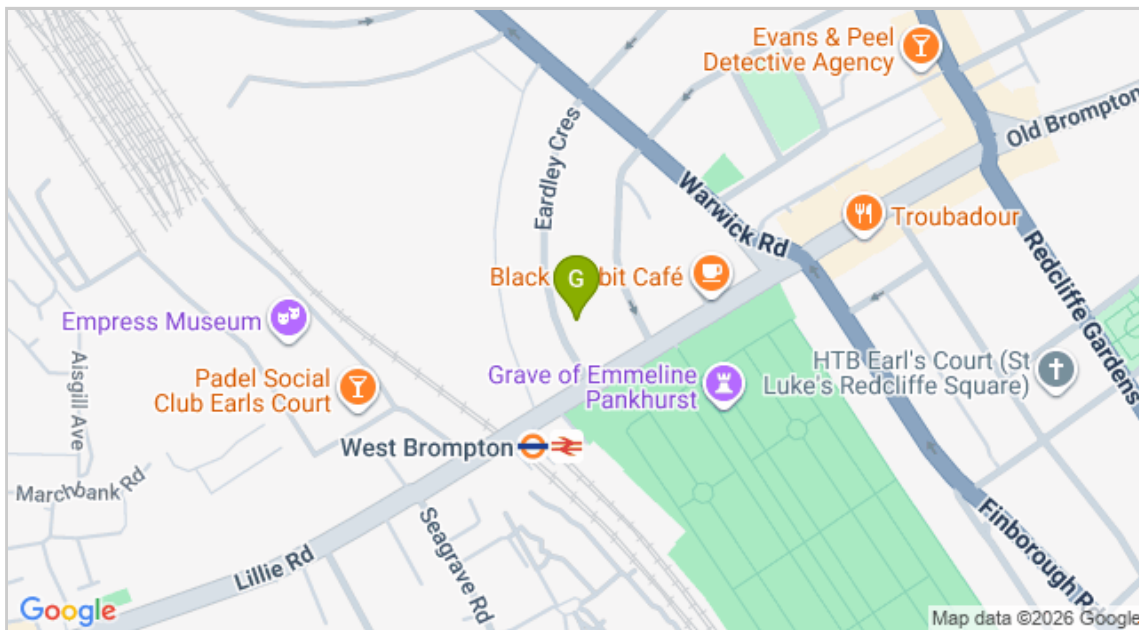


SUSAN METCALFE
RESIDENTIAL

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	55	70	Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	0	0
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		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 (CO₂) 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.